There are no hazardous waste disposal facilities located in the County of San Diego. All hazardous waste generated in the County of San Diego is either recycled or disposed of outside of the county (or out of the state depending on the type of hazardous waste). All hazardous waste must be disposed of in a State-certified or EPA-certified hazardous waste landfill.

Solid Waste Legislation

In an effort to reduce the amount of solid waste in the waste stream and thus extend the life of the existing County landfills, the County is actively pursuing source reduction and recycling options throughout the region. This is also in response to the Integrated Waste Management Act of 1989 (AB 939), which requires that each city and county within the State of California recycle or divert 25 percent of its waste stream by this year and 50 percent by the year 2000. In response to this mandate, the County's Source Reduction and Recycling Element (SRRE) was developed in 1992 to define the County's short-, medium-, and long-term goals and to propose strategies to meet those goals.

The County has also adopted a Mandatory Recycling Ordinance that regulates the storage, collection and recovery of marketable and recyclable materials and the disposal of solid waste. The Mandatory Recycling Ordinance includes the following elements (County of San Diego 1992):

- designation of materials to be recycled from residential, commercial, and industrials sources
- a prohibition against disposal of designated recyclable materials with mixed refuse at County solid waste facilities
- a requirement that waste haulers operating in the unincorporated areas of the County must provide their customers with collection of designated recyclables in accordance with the regional implementation schedule
- a requirement that waste generators in the unincorporated area must store designated recyclables separately from solid waste pick-up

Proposed Facilities

The City of San Diego is pursuing the development of a new landfill in the central area of San Diego. The landfill project is currently in the early stages of the environmental process and the Environmental Impact Report is expected to be finalized by the year 1998 (City of San Diego 1995a). Additionally, a private company, Servcon, is proposing to site a landfill in North County at Gregory Canyon. This landfill is also in the early stages of the environmental process and is not expected to be in operation in the near future.

Specific Plan Area Impacts

Criteria for Significance Determination

A significant impact would occur if the project results in a substantial need for additional capacity of solid waste service in order to serve the project.

Waste Generation

Waste generation is typically based on a rate per capita rather than by square feet or acreage of residential development. The average per capita rate of waste generation is 7.22 pounds per day (approximately 1.3 tons per year) (County of San Diego 1992). Thus, buildout of the residences in Santa Fe Valley SPA is expected to generate 24,866 pounds per day (4,477 tons per year) of solid waste based on a resident population of 3,444 persons.

Solid Waste Facilities

It is anticipated that the San Marcos Landfill can accommodate the solid waste generated within the SPA. However, since the MUP for that landfill is expected to expire in the year 2000, the waste generated from Santa Fe Valley could potentially be transported to another landfill in the region, such as Sycamore landfill. In a worst case scenario, waste may be transported out of the region if the County's landfill capacity problem is not resolved by the time existing facilities are full. However, since the City of San Diego and Servcon are both proposing landfills in the region, it is likely that either of these two proposed facilities could eventually accommodate the solid waste generated from this project. Impacts to regional solid waste service resulting from this project are difficult to quantify because of the unknown details regarding the future of solid waste disposal in the North County. The

County's General Plan projects that there will be a 2.6 percent increase of per capita production of waste annually. This projection is used as a future planning tool for additional waste facilities.

Although the Specific Plan does not incorporate policies specific to solid waste in its Public Facilities element, the enforcement of the Integrated Waste Management Act and the County's Mandatory Recycling Program would serve to minimize the project's impacts on solid waste disposal.

Funding Methods

Currently, solid waste program costs are supported entirely from use or "tipping fees" which are placed in the Solid Waste Enterprise Fund, established to maintain and acquire waste disposal facilities. A portion of service charges, fees against property, and/or development impact fees could be used to fund facility expansion and new facility development. State loans and grants may be available for specific programs. The County is also exploring the use of revenue bonds to fund new solid waste facilities.

Level of Significance

This project would require additional solid waste service capacity, however the additional capacity required to service the project is relatively low. The project is consistent with population projections for the SPA as included in the County's General Plan, and therefore, does not impact regional population projections used to plan solid waste facilities in the region. Therefore, no significant impacts are identified.

Mitigation Measures

Since no significant impacts were identified for solid waste, no mitigation measures are necessary.

4.13.9 Gas and Electricity

Existing Conditions

Electrical power and natural gas are provided to the site by the San Diego Gas and Electric Company (SDG&E). SDG&E currently has three electric transmission corridors extending directly through the Specific Plan Area (see Figure 4.13-1).

There are currently no gas lines in place within the Santa Fe Valley SPA, but they exist in adjacent developments. SDG&E currently has no plans for any future gas system or substation improvements in the area (Holland 1995).

Specific Plan Area Impacts

Criteria for Significance Determination

Potential significant impacts to gas and electricity services would result if

- an interruption or disruption of utility services occurs as a result of a physical displacement and subsequent relocation of public utility infrastructure. Such impacts would be considered significant if the result would be a direct long-term service interruption or permanent disruption of essential public utilities.

- the project would result in encroachments into existing easements or a decrease in accessibility capabilities during construction.

- the project results in substantial need for additional capacity of utility infrastructure or the substantial need for additional services, or substantial alterations to utility service areas in order to service the project.

- the project results in a substantial decrease in existing levels of service in the project area.

Gas and Electric Facilities

Upon project implementation, the need for additional load capacity for gas and electric services will be generated. SDG&E has indicated that gas and electric distribution facilities can be made available to serve this project pursuant to SDG&E's rules filed with and approved by the California Public Utilities Commission (Holland 1995).

As seen in Figure 3-3, the proposed land use within the rights-of-way of SDG&E's easements containing power lines, TL616, 23021, and 13825 is Open Space I (OS-I) areas. OS-I is defined as permanent open space that will remain in an undisturbed condition. Since these easements are within areas that are proposed as permanent open space and no development will occur within these areas, no impacts related to construction and accessibility in or adjacent to the transmission lines would occur.

Land uses within the right-of-way of the easement containing power lines 13804 and 23000 are planned to be Low (1 dwelling unit per 2.1-4 acres) to Very Low (1 dwelling unit per 4.1-6 acres) density residential development. No project-specific details are available for these Low and Very Low Residential designated areas. As development proposals are submitted for these areas under the Specific Plan, the project applicants would be required to demonstrate, as part of the County's review process, that they are not impacting existing SDG&E easements.

Specific Plan Policies

The goal of the Specific Plan Public Facilities Element is to provide for adequate public safety services and facilities to accommodate the Specific Plan land uses in Santa Fe Valley.

Level of Significance

Impacts to gas and electric facilities and provision of service are not significant.

Mitigation Measures

Since there were no significant impacts identified for gas and electric services, no mitigation measures are necessary.

4.13.10 Parks and Recreation

Existing Conditions

There are generally three types of parks: regional, community, and neighborhood. Park type is usually defined by size, service area, and recreational amenities. No parks currently exist in the Santa Fe Valley SPA; however the Focused Planning Area (FPA) for the San Dieguito River Valley Regional Park covers a substantial portion of the SPA (see Figure 8-1). Two regional parks exist approximately 4 miles west of the SPA: 1) San Dieguito County Park and 2) San Elijo Lagoon County Park and Ecological Reserve. The Black Mountain Park exists to the south of the SPA. Lake Hodges also provides regional and local recreation opportunities including boating, fishing, hiking, horseback riding, bicycling, and jogging. A portion of the land around Lake Hodges is also used as a community park by local area residents. Several golf courses exist in the vicinity of the SPA, although these are not considered part of the public park system. No local parks exist in the vicinity of the Santa Fe Valley SPA.

Specific Plan Area Impacts

The Santa Fe Valley Specific Plan proposes a 13-acre neighborhood park, located in the Bernardo Lakes Tentative Map area, and a network of trails in the OS-I areas. Standards for local parks and recreational facilities exist in the San Diego County General Plan Recreation Element, the San Dieguito Community Plan, and the Park Lands Dedication Ordinance (PLDO). The County's Recreation Element and San Dieguito Community Plan establishes a standard for local park land of 15 acres per 1,000 residents. Although this standard exists, the County's existing park facilities fall far short of meeting the standard. According to the County's Recreation Element, the County provides approximately 1.5 acres of local parkland per 1,000 unincorporated residents (County of San Diego, 1993b). The County, per the State Quimby Act (Government Code Section 66477 et. seq.), can require dedication of up to a maximum 3 acres per 1,000 population of park land from developers. To implement the Quimby Act, the County's PLDO sets forth mandatory park dedication and in-lieu fee requirements for local parks. The PLDO requires developers to dedicate 3 acres of land per 1,000 population for park purposes or pay an in-lieu fee of $1,000 per dwelling unit. The in-lieu fees are used by the County to acquire and/or improve park land. The remaining 12-acre deficit of the County's 15-acre park land standard must be made up from other sources.

The County's Recreation Element defines local parks as those providing for recreational uses in proximity to the homes of County residents, in contrast to regional facilities which serve the entire County. The San Dieguito Community Plan further recommends that local park land be distributed into the following park facilities:

- 1/3 devoted to neighborhood recreational facilities
- 1/3 for community parks
- the remainder for other facilities serving the community, such as trails or nature preserves

The San Dieguito Community Plan also recommends that parks be sited in conjunction with schools to encourage joint use of facilities and the provision of a network of trails for horseback riding and hiking.

Based on the County's standards for park land, the Santa Fe Valley SPA would be required to provide approximately 12.6 acres of local park land (at 3.5 persons per dwelling unit). Since the Specific Plan proposes a 13-acre park, the project meets the County PLDO standard for local park land dedication. However, using the Recreation Element park land standard of 15 acres per 1,000 population, the SPA would need to provide a total of 63 acres of park land; a deficit of 50 acres.

The Specific Plan also provides open space to accommodate the San Dieguito River Regional Park. The SPA OS-1 designation totals approximately 1,400 acres of land. The Specific Plan proposes riding and hiking trails along the San Dieguito River Valley in conjunction with the OS-I land. The County has been coordinating with the San Dieguito River Park Joint Powers Authority to locate the trails in accordance with park needs.

Because the Santa Fe Valley Specific Plan includes a neighborhood park that meets the County PLDO standard and provides for other recreational opportunities in accordance with the goals of the San Dieguito Community Plan and San Dieguito River Valley Park Concept Plan, no impacts related to parks and recreation are identified.

Level of Significance

No significant impacts are identified for parks and recreation issues.

SECTION 5
UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

This EIR evaluates all issue areas listed in the Notice of Preparation as having the potential to result in significant environmental impacts. The issue areas include land use, biological resources, cultural resources, visual quality/aesthetics, traffic/circulation, noise, air quality, hydrology/water quality, geology/seismicity/soils, paleontological resources, population/demographics, socioeconomics, and public services and utilities. Based on the environmental impact assessment in this EIR, land use, noise, population/demographics, socioeconomics, and some aspects of public services and utilities would not result in significant impacts. All other issue areas evaluated in this EIR would result in significant adverse environmental impacts, but implementation of recommended mitigation measures would reduce all identified significant impacts. Therefore, unavoidable significant environmental impacts would not result from implementation of the Santa Fe Valley Specific Plan.

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SECTION 6
SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Pursuant to Section 15126 (f) of the CEQA Guidelines, an EIR is required to discuss any significant irreversible environmental changes which would be involved with the proposed project should it be implemented. Implementation of the Santa Fe Valley Specific Plan would involve permanent development of 1,200 residential dwelling units with ancillary uses including two golf courses. The Specific Plan also proposes a neighborhood commercial area, supporting infrastructure, and community facilities.

Some nonrenewable resources would be used over time during the buildout of the Specific Plan Area. Fossil fuels would be used by construction equipment during construction activities. Aggregate, sand and gravel would be used for roads, building pads, and infrastructure.

The Santa Fe Valley area has been used historically for agricultural purposes, and a few agricultural operations still remain. The project would change the use of Santa Fe Valley from scattered agricultural operations to an area developed for residential uses. This represents an irreversible environmental change.

The Santa Fe Valley area is characterized by diverse, high quality visual character, including varied topographic features, prominent ridgelines and landforms. Grading, cut and fill slopes, and construction of obtrusive structures would result in landform alteration and a reduction of visual quality. Santa Fe Valley also supports substantial sensitive biological resources (i.e., sensitive species and sensitive habitats). This loss of natural open space, and its associated visual and biological resources, would represent an irreversible environmental change.

Grading, compaction, and construction of impervious surfaces would alter local drainage channels and runoff characteristics, increase erosion rates, and exacerbate the loss of native top soils. Losses of these undisturbed open space attributes are considered permanent within the project limits due to the effects of project-related grading, compaction, streambed alteration, and construction of impervious surfaces.

About 55 percent of the physical project area, or 1,755 acres of land would change from its present condition to future development. Approximately 45 percent of the project site

would remain as undisturbed natural open space. Almost every physical aspect of the portions of the SPA proposed for development would be changed from present conditions in order to accommodate the future development. Specific impacts associated with the changes mentioned above are discussed throughout this EIR for each resource area. Santa Fe Valley has been designated for future development by the San Dieguito Community Plan since before 1987. The San Dieguito Community Plan identifies Santa Fe Valley as a Specific Plan Area (SPA) and mandates coordinated and sensitive development of this area. Mitigation measures are incorporated into this EIR that would mitigate identified impacts of the plan.

SECTION 7
GROWTH INDUCEMENT

Section 15126(g) of the California Environmental Quality Act (CEQA) Guidelines requires a discussion of the potential growth-inducing impacts of a project: described as "the ways in which the proposed project could foster economic or population growth, or the construction of new housing, either directly or indirectly, in the surrounding environment." A project can induce growth by reducing or removing barriers to growth, for example the extension of new utilities infrastructure into a previously undeveloped area, or by allowing an amenity that may attract new population or economic activity. Growth inducement may place increased demands on existing community facilities. Certain growth inducing impacts may facilitate or exacerbate the effects of other activities, either individually or cumulatively, that could result in a significant effect to the environment. Section 15126 of the CEQA Guidelines cautions that growth in an area must not be assumed to be necessarily beneficial, detrimental, or of little significance to the environment.

The effects of development in Santa Fe Valley would generally be minor and incremental. Based on SANDAG's growth projections and assumptions regarding the subregion's share of County-wide growth, ownership and income qualifications, and Santa Fe Valley's market share of the subregional growth, it is estimated that Santa Fe Valley could reasonably capture approximately 80 single-family detached housing units per year up to ultimate build-out total for the SPA of 1,200 units, (Economics Research Associates 1993). This would represent a potential to add approximately 3,444 persons to the area.

The project also proposes development of recreational facilities such as golf courses, a complementary resort-style hotel, and a small retail/service oriented commercial area. However, the golf and resort facilities represent a relatively low intensity, passive land use. The scale of commercial activity will be limited and its market share is anticipated to generally draw from areas within the immediate vicinity around the SPA. Therefore, recreational and commercial amenities associated with the project would not attract a substantial amount of economic activity or new population to the area.

The proposed project would require the extension of public utilities and services to serve the project site. However, the provision of utilities and services to the project by existing services would not introduce services to other, previously unserviced areas. Many areas around and adjacent to the Santa Fe Valley SPA site are already developed and serviced.

Therefore. the proposed project would not facilitate growth in unserviced areas located between the project site and currently serviced areas.

Much of the developable land in the general area has already been built out or is planned for development. A substantial portion of the existing or planned development is at considerably higher densities than that proposed by the Santa Fe Valley SPA project. In 1993. almost 7.500 detached housing units were proposed in the market area in 50 separate projects (Economics Research Associates 1993).

Most of the development activity near Santa Fe Valley is associated with planned or partially built Carmel Valley, the North City Future Urbanizing Area. La Costa. 4S Ranch. and Rancho Cielo developments. Other existing County communities in the area include Del Dios. Rancho Santa Fe. and Fairbanks Ranch. These communities are generally large-lot. high amenity, single-family detached residential developments. The Santa Fe Valley SPA project would result in development which is similar to the surrounding area. Therefore. the proposed project would not attract a new form of land use to the area or drastically alter the existing community character. (Refer to Section 4.1).

The primary controls to growth on the project site are the existing land use designations and zoning, which require low density development and open space preservation. Since, according the San Diego County General Plan, the project site is currently planned for residential development. and the project proposes residential development densities which are not in excess of the allowable densities, development of the site. according to the Specific Plan. would not be growth-inducing.

SECTION 8
CUMULATIVE IMPACTS

8.1 INTRODUCTION

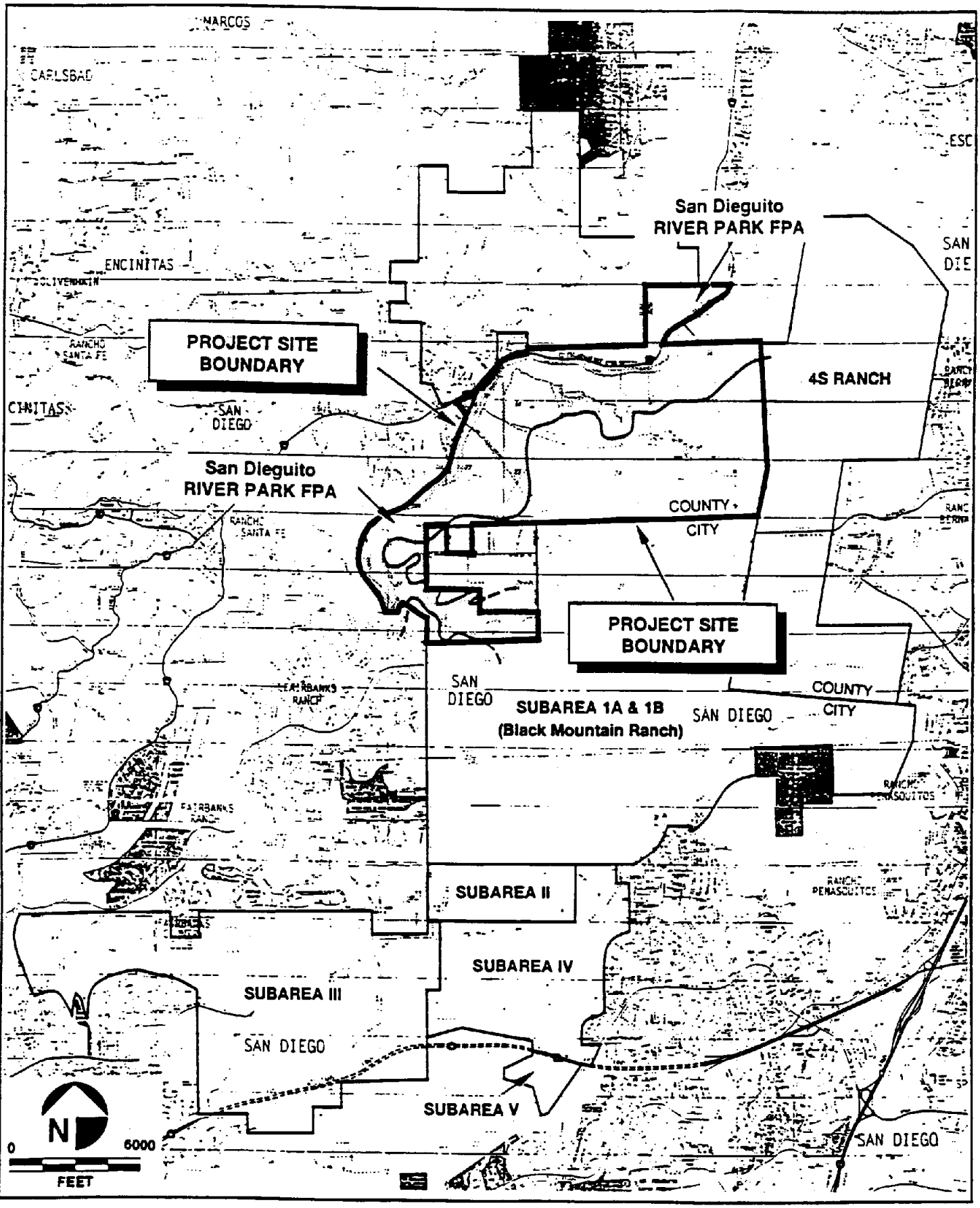
Section 15130 of the State CEQA Guidelines requires that "Cumulative impacts be discussed when they are significant." Cumulative impacts involve individual effects which may increase in scope or intensity when considered together. Such impacts typically involve a number of local projects, and can result from individually incremental effects when these collectively increase in magnitude over time. The CEQA Guidelines require that an evaluation of cumulative impacts include either:

- a list of past, present, and reasonably anticipated future projects producing related or cumulative impacts or

  a summary of projections contained in an adopted general plan or related planning document which is designed to evaluate regional or area-wide conditions.

Analysis of these data is required to include a summary of anticipated direct and cumulative impacts, and potential options for avoiding or mitigating significant cumulative effects. This cumulative impacts section provides a summary of the characteristics and impacts of related, approved, and proposed development activities in the proposed project vicinity, as well as their cumulative impacts.

Potential cumulative impacts associated with the implementation of the Santa Fe Valley Specific Plan are also considered with potential impacts from the developments proposed within the vicinity of the Santa Fe Valley SPA. The approximate boundary for this discussion extends south to SR-56, east to I-15, north to include the approved Rancho Cielo Specific Plan, and westward to include the communities of Fairbanks Ranch and Rancho Santa Fe. Figure 8-1 depicts the region of potential cumulative effect and the general locations of each of the project sites, in relation to the Santa Fe Valley SPA. The area of analysis may, however, vary depending on the issue area discussed. For example, for more regional issues such as traffic circulation or air quality, a larger area is investigated. The potentially significant impacts are identified and discussed for specific issue areas. These issue areas include land use, biological resource, cultural resources,



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Cumulative Project Locations

FIGURE

8-1

visual quality/aesthetics, traffic/circulation, noise, air quality, hydrology/water quality, geology/seismicity/soils, paleontological resouces, socioeconomics, and public utilities and services.

There are ten major projects either recently approved, planned, or proposed for development in the project vicinity. These include Black Mountain Ranch and the other associated subareas that make up the North City Future Urbanizing Area (NCFUA) directly adjacent to the south, the proposed 4S Ranch Specific Plan to the east, the Rancho Cielo Specific Plan directly adjacent to the north, the San Dieguito River Park Concept Plan, the Moosa/Hodges Alternative as part of the County Water Authority's Emergency Water Storage Project, the City of San Diego's Lake Hodges Pump Station and Pipeline project, and the OMWD Phase I Reclaimed Water Distribution and Storage System. The following is a discussion of each of these projects. The general locations of these projects are shown on Figure 8-1 and their associated project characteristics are listed in Table 8-1.

8.2 APPROVED OR PLANNED DEVELOPMENT

North City Future Urbanizing Area (NCFUA)

The City of San Diego NCFUA is comprised of over 12,000 acres located south and west of the project site (see Figure 8-1). The NCFUA is the Future Urbanizing Area (FUA) as defined under the City's Growth Management Plan. The FUA is land designated for future development once a plan for the development is adopted and the area is redesignated to Planned Urbanized Area (PUA). In October 1992, the Framework Plan for the NCFUA was adopted to provide an environmental and land use guide for cohesive, long-range development within the NCFUA. Approximately 6,300 acres were designated for development and approximately 5,900 acres were designated for retention as predominantly open space. Approximately 14,800 residential units with an estimated population of 38,400 people would be generated under the land use densities identified in the Framework Plan.

In 1985 the City of San Diego Proposition A passed which requires a majority vote of the people to shift the Future Urbanizing Area land use designation to a Planned Urbanizing Area (referred to as a "phase shift"). The NCFUA was divided into five separate subareas (I, II, III, IV and V), each requiring development plans at a specific plan level of detail to be prepared based on the land use designations and development densities provided in the

Table 8-1

CUMULATIVE PROJECTS LIST

Project	Acreage Total	Proposed Development	Proposed Open Space	Buildout Year Total
City of San Diego NCFUA				
Subareas 1A and 1B	4,172	1,295	2,877	1,119 DUs* (1,217 DUs according to NCFUA Framework Plan)
Subarea III	2,725	1,375	1,350	6,500 DUs 9 acres commercial
Subarea IV	1,518	1,051	465	4,047 DUs
County of San Diego				
4S Ranch SPA	2,891	1,119	1,772	5,365 DUs 12 acres commercial
Rancho Cielo SPA	2,815	1,126	1,689	770 DUs 28 acres commercial
Santa Fe Valley SPA	3,163	1,759	1,404	1,200 DUs 7 acres commercial
Non-Development Projects				
San Dieguito River Valley Regional Park	80,000	–	–	–
Emergency Water Storage Project				
Lake Hodges Pump Plant and Pipeline				
OMWD Phase 1 Reclaimed Water Distribution and Storage System				

* DUs = Dwelling Units

Framework Plan. Each specific plan is to be prepared prior to a phase shift in land use designation from FUA to PUA. In accordance with Proposition A, the City of San Diego included a proposition on the City-wide ballot in June of 1994 to shift the NCFUA land use designation from FUA to PUA.

The phase shift proposition on the June 1994 ballot did not pass and consequently development within the NCFUA is currently limited to what is permitted under the City's Progress Guide and General Plan. This density could vary from 1 dwelling unit per 10 acres, under current A-1-10 zoning, to 1 dwelling unit per 4 acres, under certain conditions per City Council Policy 600-29. Based on the analysis contained in the NCFUA Final EIR, if the phase shift is not approved, buildout for the NCFUA under current regulations would be limited to a maximum of 3,750 dwelling units. Unless a future vote of the people approves a phase shift in the FUA, development within the NCFUA will, thus, occur at a relatively slower pace and at a lower density than that projected in the Framework Plan. In addition, the future completion of a key east-west freeway linkage, SR56 between Interstate 5 and Interstate 15 through the NCFUA, is uncertain because of its dependency on the approval of the phase shift.

The cumulative analysis in this EIR evaluates potential cumulative affects considering the potential future buildout of the NCFUA under the Framework Plan. The following describes specific development plans that are associated with each subarea development for implementation under the Framework Plan.

For purposes of this discussion, Subareas II and V will not be discussed because of their distant location from the Santa Fe Valley SPA.

Subareas IA and IB. The 4,172-acre subarea I is divided into two subareas located directly south of the Santa Fe Valley SPA (see Figure 8-1). These areas are called: Black Mountain Ranch North (Subarea IB) and Black Mountain Ranch South (Subarea IA). The Black Mountain Ranch project was originally proposed in 1990 as the first proposed project implementing the Framework Plan.

As a result of the failed phase shift from FUA to PUA, the Black Mountain Ranch project has been revised to propose 1,119 dwelling units, including 179 affordable housing units under the current allowable densities in the City's General Plan (Erkel 1995). The project will not be allowed to exceed the maximum allowable density of 1 dwelling unit per 4 acres

per existing entitlements under the City's General Plan. The other components of the original project have not been revised and include two golf courses, community parks, and open space within the San Dieguito River Valley Park FPA. A Notice of Preparation (NOP) for the revised Black Mountain Ranch project is currently being prepared and an EIR will eventually be prepared. However, under the Framework Plan an additional 163 residences are still proposed and are depending on a phase shift approval.

Subarea III (Pacific Ranch). The Draft Subarea III Plan proposed development of up to 6,500 dwelling units, 400,000 square feet of commercial and office land uses, a 370,000 square-foot employment/City facility center on approximately 1,375 acres. The remainder of Subarea III would be dedicated open space. A mixed use core area is proposed at the intersection of Del Mar Heights Road and Black Mountain Road approximately six miles from the project site. The residential development type would be planned compact residential. An estate-type residential area is proposed in the western portion of the subarea. The mixed use community core would contain a community park, fire station, police station, and a library.

Subarea IV(Torrey Highlands). The Torrey Highlands project is located to the south of the project site. Proposed development for this project include a pedestrian-oriented community with two mixed-use centers and a 18-hole golf course, two elementary schools, and ten one-acre neighborhood parks as focal points to three residential neighborhoods on approximately 1,200 acres.

4S Ranch General Plan Amendment and Specific Plan

Located immediately adjacent to the east of the Santa Fe Valley project site, 4S Ranch consists of a 3,525-acre Specific Plan Area. Of this area, a 634-acre parcel is currently designated as Current Urban Development Area (CUDA) and is developed as an industrial business park. The remaining 2,891 acres are designated as Future Urbanizing Development Area (FUDA) and identified under the Community Plan as (21) Specific Planning Area with no density allocated. A proposed development project for 4S Ranch includes a mixture of 5,365 dwelling units, approximately 1,814 acres of park and open space uses, and a 12-acre central commercial area. The proposed overall density of the 2,891-acre portion of the Specific Plan is 1.85 dwelling units per acre. The Draft EIR for the proposed 4S Ranch Specific Plan is expected to be circulated for public review in 1995.

Rancho Cielo Specific Plan

The Rancho Cielo Specific Plan is located directly north of Santa Fe Valley on the north side of the Del Dios Highway. The Rancho Cielo Specific Plan was approved in 1981 and consists of 770 dwelling units on 2.815 acres. Other approved uses for the Rancho Cielo project include an equestrian center, a neighborhood commercial center, a 6-acre village center, fire station, a water reclamation facility, and 1.689 acres of open space. The project is expected to begin construction in fall of 1995 and be completed in approximately 7-10 years (Middlebrook 1995).

San Dieguito River Valley Regional Open Space Park

The San Dieguito River Valley Regional Open Space Park is an adopted Concept Plan for a 55-mile long regional park along the San Dieguito River Valley. The vision of the Concept Plan for the park reflects a commitment to protect the area's natural waterways and associated ecosystems, preserve its unique natural, cultural and agricultural resources, retain a regional network of wildlife corridors, and provide open space recreation areas for the public (JPA 1994).

For planning purposes, a Focused Planning Area (FPA) was established along the river valley in order to serve as a regional planning boundary that incorporates entire viewsheds of the river valley and its major tributary canyons. The FPA for the River Park encompasses 80.000 acres and extends for 55 miles from the desert just east of Volcan Mountain to the ocean at Del Mar. As defined in the Concept Plan, the trail system for the Park, designated as the "Coast to Crest Trail", is intended to enhance public awareness and enjoyment of the park's unique environment. Portions of the trail system will be used for nature trails and interpretation in an effort to promote continued appreciation of the Park and its many significant resources. The trail system is proposed as two separate trail types: a hiking/equestrian trail, and a separate suitably-surfaced bicycle/wheelchair/jogging path. Both trails are proposed to begin near the beach at Del Mar and run generally uninterrupted to the eastern FPA boundary. Where possible, the two trails will not use the same alignment so that different experiences will be offered. Some portions of the trail system have already been developed within the Cleavenger Canyon area located in the central portion of the FPA, and a 2-mile trail segment within the San Pasqual Valley portion of the FPA (JPA 1994).

The San Dieguito River Park FPA encompasses a large portion of the Santa Fe Valley SPA. The Santa Fe Valley Specific Plan acknowledges this by requiring the areas within the park's viewshed to undergo design review to ensure compatible development as part of the implementation strategy of the Specific Plan. Figure 8-1 depicts the FPA in relation to the Santa Fe Valley SPA. For more information of this project in relation to Santa Fe Valley, refer to Sections 4.1 and 4.4, Land Use and Visual Quality/Aesthetics, respectively.

Emergency Water Storage Project

The Emergency Water Storage Project has been proposed by the San Diego County Water Authority (Authority) to identify alternative solutions for mitigating the risk of severe damage to and severage of aqueducts or pipelines that exist within the Authority's jurisdiction. The Authority is a State chartered agency charged with the responsibility of distributing water through it's pipelines to local water districts that are member agencies. A combination of four new or expanded reservoir sites are being considered for the Emergency Water Storage Project. Each reservoir requires a pipeline system and several pump stations. These components would deliver water to the reservoir and send water to the existing aqueduct system when needed for emergencies. Each of these alternatives are being evaluated in an EIR/EIS that is expected to be released to the public in September of 1995. The preferred alternative has not been determined at this time, but will be identified in the FEIR/FEIS in late 1995.

A pipeline associated with the Moosa/Hodges alternative would be located within the Santa Fe Valley SPA. The Moosa/Hodges alternative would require construction of a 48-inch diameter, 2.3-mile long pipeline extending from the proposed pump station 6 (PS 6) at Lake Hodges to the Second Aqueduct which transverses the SPA in a southeasterly direction (see Figure 8-1). In relation to the project area, the proposed pipeline would enter the project SPA to the north and continue to run along the San Dieguito River and then would shift to a south direction, between the boundaries of the McCrink Ranch and Balcor Tentative Map areas. From there it would connect to the Second Aqueduct to the west. The proposed pipeline would have a corridor buffer width of approximately 150 feet wide and is projected to impact approximately 39 acres in the Santa Fe Valley SPA.

City of San Diego's Lake Hodges Pump Station and Pipeline

Independant of the County Water Authority's Emergency Water Storage Project, a pipeline has been proposed by the City of San Diego Water Utilities Department to connect Lake Hodges to the City water system, in order to allow for the reservoir to provide needed emergency water storage to the entire City. A connection to Lake Hodges would entail the construction of a large pump station and pipeline. A Pipeline and Pump Station Feasibility Study has recently been conducted to investigate the feasibility of connecting Lake Hodges to the City water system. Five pipeline alternatives were evaluated: the preferred alternative (2) would traverse the Santa Fe Valley SPA (City of San Diego 1995a).

The proposed alternative 2 begins at a pump station at Lake Hodges and follows an alignment downstream to the west. The pipeline alignment is proposed to cross the San Dieguito River, and intersect with the Santa Fe Valley SPA along the northeastern boundary of the McCrink Ranch Tentative Map area. Finally, it would continue south to Artesian Road. A decision of whether or not to proceed with this project is anticipated to be made by August 1995 (City of San Diego 1995a).

Olivenhain Municipal Water District Phase 1 Reclaimed Water Distribution and Storage System

Olivenhain Municipal Water District (OMWD) is in the process of planning a non-potable water delivery system that would deliver approximately 1,300 acre-feet per year of reclaimed wastewater and raw water to future development located in the southeastern portion of the OMWD. Future development to be served would include the Santa Fe Valley SPA, the Rancho Cielo SPA, and the 4S Ranch SPA. Facilities to distribute the non-potable water include reservoirs, pump stations, pressure reducing stations, and pipelines. The system is generally located to the west of the Santa Fe Valley SPA and crosses both the Del Dios Highway and the San Dieguito River. A Final Draft Master Plan for this project was completed in April of 1995.

8.3 ASSESSMENT OF CUMULATIVE IMPACTS

Land Use

Other projects proposed for areas in proximity to the Santa Fe Valley SPA would have the same land use concerns as the Santa Fe Valley Specific Plan in terms of compatibility with other adjacent land uses, compatibility of land uses internal to the projects, and project consistency with applicable land use policies, designations, and zoning. All of these issues are or will be addressed within the environmental review of each specific project and thus will not be repeated here. As depicted in Figure 8-1, various residential uses are planned to the east, north, and south of the Santa Fe Valley SPA. Other potential future land uses in the area include open space/park lands, water pump plants and pipelines, and a reclaimed waste water plant.

From a cumulative standpoint, the other projects proposed in the vicinity of Santa Fe Valley would continue a pattern of land conversion from undeveloped or underdeveloped land to one of urban/residential development. Most, if not all, of this development would occur in open space areas or lands under cultivation. The total gross acres proposed for development on the Santa Fe Valley SPA and other projects, would be more than 7,700 acres. The cumulative loss of this open space and agricultural land would be a significant unavoidable impact of implementation of the Santa Fe Valley Specific Plan in conjunction with the other projects proposed for the area. Most of the cumulative development proposed in the area would not result in significant land use conflicts other than those already discussed in Section 4.1, Land Use.

Biological Resources

Over 17,000 acres of proposed or approved projects are planned in the vicinity of the Santa Fe Valley Specific Plan Area (see Table 8-1). A substantial portion of this acreage would be directly impacted by development and the remaining area is likely to be indirectly impacted by edge effects and by habitat fragmentation. Impacts were determined to be cumulatively significant based on several criteria including: 1) the value of the resource as habitat or a wildlife corridor, 2) the potential for the occurrence of sensitive and/or listed species, and 3) the rarity of uniqueness of the resource within the region. Cumulative and indirect impacts, and mitigation measures are discussed in detail in Section 4.2, Biological Resources, and in Appendix C, Biology Technical Report.

Generally, the loss of vegetation and habitat in the SPA represents a cumulative, significant impact in a regional context, especially given the number of other proposed and approved projects in the area and the sensitivity of the habitats. Many plant and animal species, specifically federal C1 and C2 candidate species and CNPS List 1B and List 2 species, that are not considered significant on a project-specific basis do comprise cumulatively significant impacts when the sum of all these projects are taken into account. These species are most commonly found in coastal sage scrub habitats in the area, but may also occur in wetland and chaparral habitats along the coastal plain.

The County considers all impacts to coastal sage scrub to be significant (both locally and cumulatively) because of the sensitivity of this habitat. The sensitivity has increased with the listing of the coastal sage scrub-dependent bird, the California gnatcatcher, as a federally threatened species. The area, including the Santa Fe Valley SPA, supports a large portion of a regionally important population of gnatcatcher, in addition to several other sensitive species. Therefore, impacts to coastal sage scrub within the SPA and surrounding area are cumulatively significant.

Impacts to southern maritime chaparral, perennial grassland, and coastal live oak woodland would sustain relatively small acreage impacts at a project-specific basis, but these are considered cumulatively significant on a regional basis because of their rarity and capability to support declining species. The loss of wetlands is also considered a significant cumulative impact. Although the direct impacts to nonnative grassland are not significant, the cumulative impacts to nonnative grassland are significant because of the loss of foraging habitat for raptors.

While many of the impacts identified can and should be mitigated on a project-specific basis, other impacts are difficult for any one project to adequately address. Nonetheless, these large-scale habitat losses result in cumulatively significant regional impacts. Development of specific planning areas, such as Santa Fe Valley, 4S Ranch, and the NCFUA, provides the opportunity for large-scale, integrated conservation of local resources that is generally not feasible with parcel-by-parcel development. These conservation efforts can be particularly effective when combined with regional habitat management plans (HMPs).

Participation in large-scale regional HMPs such as the Multi-Species Conservation Program (MSCP) or the Natural Communities Conservation Program (NCCP), allows coordinated regional resource conservation efforts, and the reduction of cumulative impacts to sensitive species and habitats. Preservation of significant vegetative associations in the SPA in a configuration that links these habitats to other adjacent open space areas is necessary to reduce cumulative impacts to vegetation and sensitive wildlife species such as the California gnatcatcher. Preservation of a large portion of the coastal sage scrub habitats on the SPA as open space in conformance with an adopted NCCP will adequately mitigate cumulative upland habitat and species impacts from this project. The Santa Fe Valley SPA is part of the Lake Hodges subarea plan within the NCCP planning process. The County in consultation with the property owners and resource agencies have tentatively negotiated an open space design for Santa Fe Valley which would satisfy that portion of the local subarea plan. An open space design to provide adequate habitat to support sensitive species would mitigate cumulative biological resource impacts.

Cultural Resources

Analysis of existing data resulted in the determination that 74 of the cultural resource sites within the Santa Fe Valley SPA are important or potentially important according to CEQA criteria. Site types represented are, in descending order of prevalence: lithic scatters, bedrock milling sites, occupation sites, quarry sites, temporary camps, historic structures, rock art sites, and historic trash deposits. These represent a varied cross section of cultural resources with regard to both age, exploitation, and cultural affiliation. As currently designed, 32 of these important sites would be significantly impacted. These sites, along with sites that will not be impacted and sites located in adjacent areas, i.e., Rancho Cielo, Rancho Santa Fe, Black Mountain Ranch and 4S Ranch, make up a network of interaction covering the last 9,000 years.

The Harris site, CA-SDI-149, and the adjacent sites CA-SDI-316, CA-SDI-532/4.935A, and CA-SDI-4.935B are of particular importance. These four sites represent one of the few instances where archaeological sites meet all five CEQA criteria for designation as important cultural resources providing a stratigraphic sequence encompassing all three identified cultural complexes, provide the site type for the San Dieguito complex, as well as producing some of the oldest radiocarbon dates in the County and the State (Carrico et al. 1993). Not only have the sites contributed immeasurably to understanding the prehistory of the region, they are associated with a select group of the Far West's best respected

archaeologists that include Malcolm Rogers, Paul Ezell, and Claude Warren. The Santa Fe Valley Specific Plan and the Balcor Tentative Subdivision have worked to preserve important portions of these sites for the future. Preservation allows the sites to function as a location for the presentation and interpretation of our prehistoric heritage by both the professional archaeologist and the public at large. Future technological developments in archaeology will undoubtedly provide scientists opportunities to wrest additional important information from these preserved resources.

Cumulative impacts are, therefore, weighed with respect to the potential loss to the archaeological and general communities with attempts to preserve all or part of these non-renewable resources for the future. The Santa Fe Valley Specific Plan has attempted to balance the need for additional housing and recreation areas within the County with cultural resource preservation and data acquisition. The Santa Fe Valley Specific Plan project, as currently designed, presents such a balance. Although preservation of all important cultural resources would be ideal, large areas with a diversity of cultural resources have been set aside as open space in order to preserve the most important examples of these sites. These efforts, along with similar measures within adjacent areas of proposed development, have resulted in the determination that no significant cumulative impacts are associated with the project.

Visual Quality/Aesthetics

Some of the projects on the cumulative list given in Table 8-1 would require significant amounts of landform alteration because of the presence of canyons and/or steep slopes on the sites. These projects include the Santa Fe Valley SPA, 4S Ranch, Rancho Cielo, and portions of the City of San Diego NCFUA.

Visually, the area is dominated by large open spaces, their steep slopes, and uplands. Grading required for proposed developments in the cumulative project area would alter the existing upland landforms visible from the river valley. Cumulative visual impacts will be reduced by mitigation measures contained in the individual EIRs for the projects.

Development of the site will change its appearance from natural open space to a developed state. A significant visual quality impact would occur as a result of cumulative development, because of the loss of the regional undeveloped open space. The projects

proposed for the area are consistent in scale with the existing development patterns and the Community Plans for the area.

Traffic/Circulation

The traffic analysis prepared for Santa Fe Valley Specific Plan evaluated traffic impacts for the study area, which includes the jurisdictions of Carlsbad, Encinitas, and Solana Beach, communities within the City of San Diego (Rancho Peñasquitos, Rancho Bernardo, and the NCFUA), and the San Dieguito Community Plan area. Development of all approved or planned projects in the vicinity of the Santa Fe Valley SPA (Figure 8-1 and Table 8-1) in conjunction with implementation of the proposed SPA would contribute to a substantial increase in traffic volumes on the existing and future roadway network in the study area. Both short-term impacts on existing facilities and long-term impacts on expanded facilities are anticipated under buildout conditions. Impacts on circulation and access would be considered significant because of the addition of traffic to an already congested situation, as well as ultimate traffic congestion with regional growth of the area. The Santa Fe Valley Traffic Report's study area encompassed all of the projects included in this cumulative impacts discussion, and therefore analyzed the traffic impacts as they would occur from a cumulative perspective. Even with the transportation improvements planned for the area, congestion will still occur on Paseo Delicias, Via Del La Valle, Interstate 15, SR56, and the intersection of Rancho Bernardo Road at Bernardo Center Drive. This is considered a significant regional transportation impact. The City and County of San Diego will need to require and/or provide necessary transportation improvements for projects in the area.

Cumulative impacts to traffic and circulation are mitigated through payment of developer fees to provide improvements to both the regional and local circulation system. Developers will be required to construct onsite improvements associated with their development. In addition, payment of fair share fees is required of applicants to compensate for the additional traffic that would be generated from their developments, and that would use the regional circulation system.

Noise

Buildout of the proposed project is expected to result in an incremental increase to the noise environment along roadways linking the project to the surrounding communities. This increase is expected to be as high as 1 dBA along those roadways. Since variations in

roadway sound levels less than 2 dBA are not detectable to the human ear, the cumulative impact is not significant.

Sound levels along existing major roadways at noise sensitive receptors, may exceed applicable noise standards. The County and the surrounding cities maintain policies for new housing that require home builders to demonstrate that exterior and interior noise environments comply with the applicable standards. These policies also provide guidelines for noise mitigation at noise sensitive receptors for improvement of existing roadways.

Air Quality

Construction, vehicular, and small stationary source emissions from the projects contained within the cumulative impact area would incrementally contribute to the San Diego Air Basin's inability to attain federal and state air quality standards for ozone (O_3). Each project would also contribute additional carbon oxide (CO) particulate matter (PM_{10}) to the airshed. The magnitude of emissions associated with projects around the Santa Fe Valley SPA was not anticipated in the Required Air Quality Standards (RAQS) since the proposed development is higher in land density than that planned under the County and City General Plans.

Vehicular emissions from the buildout of the entire region would have a major impact on regional air quality since the traffic analysis showed that several roadways and intersections would operate at LOS D or worse. Cumulative vehicle trips to and from the cumulative planned land uses would emit pollutants that could adversely affect air quality. Moreover, CO is a localized problem that occurs when cumulative projects are likely to impact a roadway's LOS, and subject sensitive receptors to CO hot spots. Despite the implementation of trip reduction and conservation measures, cumulative significant impacts on local and regional air quality conditions are likely to occur, as all incremental additions of pollutants affect the region's ability to achieve compliance with state and federal standards.

The discrepancy between the Series 7 forecast and current growth levels in the County demonstrates that growth in the County is inconsistent with the RAQS. Unless a major decrease in the growth rate is experience before year 2010, it is reasonable to assume that the population density in 2010 will also exceed the assumptions in the RAQS. Therefore, significant cumulative impacts are expected to result from the Santa Fe Valley SPA, 4S

Ranch SPA. Rancho Cielo SPA. City of San Diego NCFUA. in conjunction with other projects mentioned in Section 8.2. as all of these project would generate stationary and vehicular emissions that would contribute significantly to the degradation of air quality.

Hydrology/Water Quality

The San Dieguito River and its tributaries (including Lusardi Creek) are the main surface water bodies in the project area. The San Dieguito Lagoon exists downstream from the project site. The proposed development of the SPA would result in substantial grading activities and drainage alteration, compaction of surficial deposits. and construction of impervious (paved) surfaces. These activities would likely produce changes to the quantity and velocity of runoff downstream from the project site. During construction. grading and other earthwork will render previously vegetated areas susceptible to erosion. thereby increasing sediment production and resulting in elevated rates of sediment deposition in drainages. Development of the SPA has the potential to decrease surface water quality downstream of the SPA. This would include short-term impacts related to construction activity (e.g. degradation of water quality as a result of construction-related sediment influx), long-term impacts as a result of residential development (e.g. an increase in urban pollutant runoff from impervious surfaces), and incremental increases in urban pollutant loading to downstream areas. However, cumulative hydrology/water quality impacts associated with construction activity would be temporary and short-term. Long-term cumulative impacts to hydrology/water quality would be minor and incremental on a regional scale. Therefore. while implementation of the SPA would cumulatively affect hydrology/water quality to downstream water bodies. significant cumulative impacts are not anticipated.

Geology/Seismicity/Soils

Any geotechnical impacts associated with development on surrounding properties would be site-specific. Geologic and soils impacts would be evaluated on the respective properties and on a project-by-project basis. Typical potential impacts in the project area include rippability. slope instability. liquefaction. landslides. and expansive soils. It is anticipated that potentially significant impacts would be mitigated by implementing standard excavation and construction methods.

Potentially significant cumulative impacts would result from construction of the Santa Fe Valley Specific Plan in conjunction with the surrounding projects. The proposed developments would result in an increase in population and property that would be exposed to the effects of seismic ground shaking from local active faults. All significant adverse geologic and soil related impacts such as landslides and expansive soils would be evaluated and prevented through appropriate site-specific excavation, construction, and design methods.

Cumulative impacts related to seismic ground shaking will be avoided by designing and constructing proposed projects in accordance with the Uniform Building Code (UBC), state-of-the-art seismic design parameters of the Structural Engineering Association of California (SEAOC), and applicable local building codes as required by local agencies. No additional measures are necessary for seismic effects.

Paleontological Resources

Development of the proposed project surrounding the Santa Fe Valley Specific Plan site would result in site-specific impacts to paleontological resources. The significance of these impacts would vary depending on the resource sensitivity of the rock formation to be affected by development. Potentially significant impacts would occur if proposed surrounding developments are constructed in rock formations of moderate or high paleontological resource sensitivity.

Development of the SPA in conjunction with the surrounding projects would result in an increased probability of disturbance to paleontological resources, thus causing potentially significant cumulative impacts. The positive cumulative effect of development would be the potential discovery of significant fossils which would otherwise go undiscovered and which could contribute important scientific information to San Diego County natural history.

Cumulative impacts to paleontological resources can be mitigated by implementation of the measures identified in Section 4.4-10 and any site-specific measures identified for surrounding developments.

Population/Demographics

The proposed project, together with other development projects in the area (refer to Table 8-1) would represent a cumulative increase of population in the San Diego region. However, with the exception of the proposed 4S Ranch project, the projects identified in Table 8-1, including the Santa Fe Valley Specific Plan, would be consistent with the general plans of their respective planning areas. The 4S Ranch project has not been approved to date, and would require a General Plan Amendment.

Socioeconomics

The socioeconomic impacts resulting from project implementation would have cumulatively beneficial effects to the San Diego region.

Public Facilities and Services

The projects listed in Table 8-1 would increase the overall demand for public services and utilities. The amount of development proposed for the area is generally planned to occur in conjunction with expansion or extension of the necessary services and infrastructure, thus, significant cumulative impacts would not occur. Mitigation measures, such as impact fees and the dedication of land for public services, are required for each proposed project to reduce impacts to public services and utilities.

SECTION 9
ALTERNATIVES TO THE PROPOSED PROJECT

Since a principal objective of the EIR process is to substantially reduce or avoid significant environmental damage where feasible, the information and level of analysis in such a disclosure document must be sufficient to permit a reasonable choice of alternatives regarding the environmental aspects of the proposal. A reasonable range of alternatives to the proposed project that could feasibly attain the project's basic objectives must be described, and the comparative merits of each must be evaluated (State CEQA Guidelines Section 15126 (d)). Accordingly, in addition to the proposed project, the No Project Alternative, and two alternative project plans were evaluated in this EIR. Discussion of these alternatives follows below.

9.1 ALTERNATIVE A - CLUSTERED WITH ANCILLARY USES

This alternative would not allow development in any areas of maximum and high environmental sensitivity as identified by the environmental constraints analysis done for Santa Fe Valley during Phase I of the specific planning process. Remaining areas would be developed. Figure 9-1 and Table 9-1 indicate the land use plan for Alternative A. The plan includes 1,970 acres of natural open space, a 7-acre commercial site, 892 acres of residential development, including 464 acres of very low-density residential development which would allow one dwelling unit per legal parcel. Ancillary uses including an 18-hole golf course, a resort, and community facilities similar to those included in the proposed project would also be constructed. This alternative would include a similar circulation system as the proposed project, but would include an alternative bridge crossing at San Dieguito River to provide access to Del Dios Highway across from Calle Ambiente (Ogden 1993).

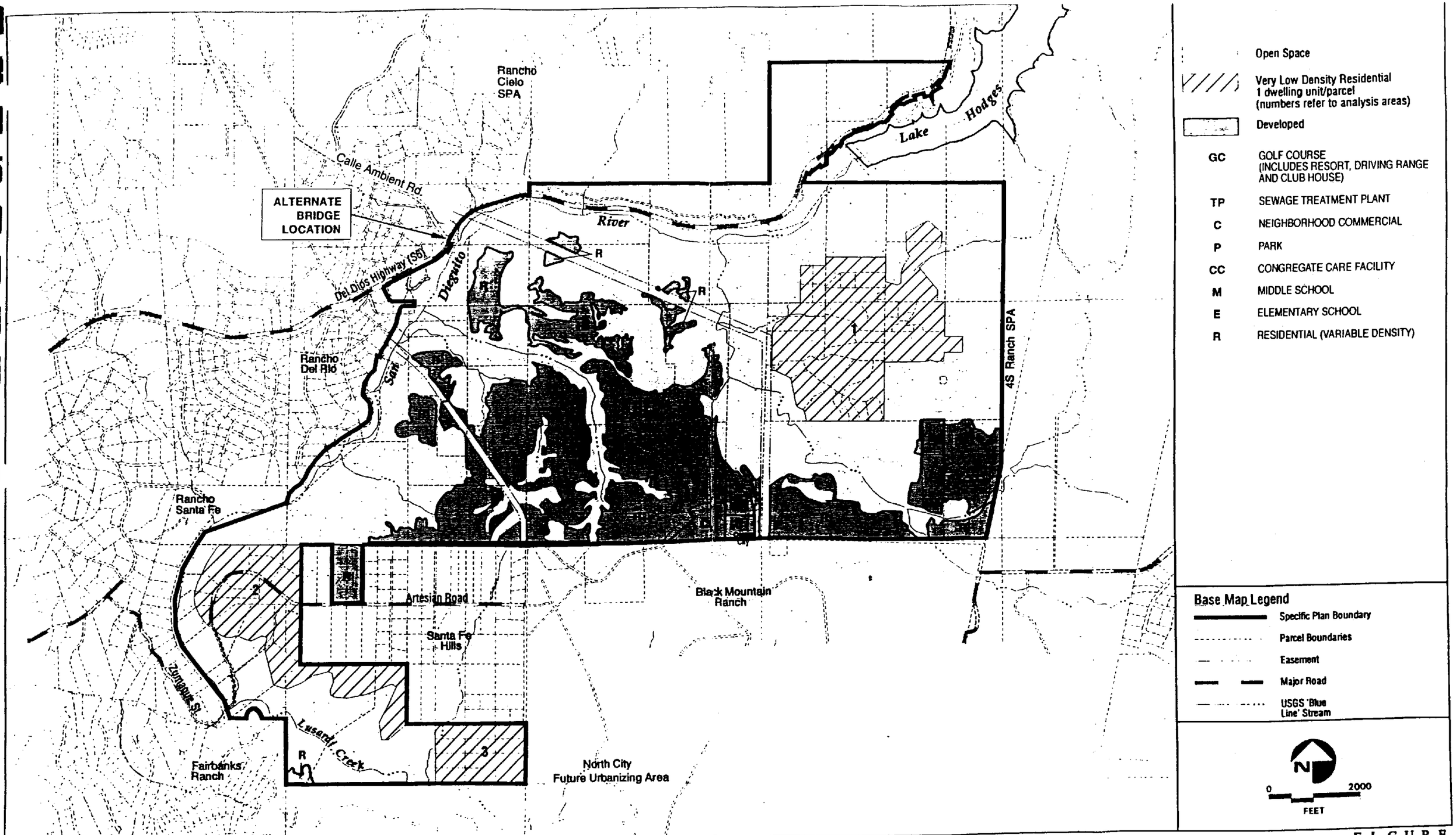
Alternative A proposes that the areas of Santa Fe Valley adjacent to the residential development proposed within 4S Ranch and Black Mountain Ranch be developed at similar densities. The 4S Ranch project proposes three subareas abutting the southeast boundary of the Santa Fe Valley SPA. These subareas are planned for net densities ranging from 0.93 dwelling units per acre to 7.4 dwelling units per acre. The Black Mountain Ranch development includes two subareas which abut the southern boundary of the Santa Fe

Table 9-1

SANTA FE VALLEY ALTERNATIVE A - CLUSTERED WITH ANCILLARY USES

Land Use Category	Subtotal	Total Gross Acres	Dwelling Units (DUs)
Natural Open Space		1.970	
Recreational Open Space		233	
Golf Course	175		
Resort	24		
Equestrian Facility	7		
Driving Range	27		
Residential		892	992
Very Low Density (1 du/legal parcel)	464		
Low Density (1 du/acre)	260*		
High Density (4 du/acre)	168		
Neighborhood Commercial		7	
Community Facilities		61	
Neighborhood Park	13		
Fire Station	2		
Wastewater Treatment Plant	8		
Water Storage Facility	19		
Total Acres		3.163	

* Includes 12-acre elementary school and 30-acre middle school.



OGDEN

Alternative A - Clustered with Ancillary Uses

FIGURE 9-1

Valley SPA. These subareas are planned for net densities of 1.1 to 6.1 dwelling units per acre. Average net density would be 4 dwelling units per acre for the subareas abutting Santa Fe Valley.

To allow for compatible development with the other two adjacent projects, Alternative A would be developed at a density of 4 dwelling units per acre in areas adjacent to the 4S Ranch and Black Mountain Ranch proposed developments. Development densities would decrease to one dwelling unit per acre in other more environmentally sensitive areas of the SPA. Lower density residential areas would generally occur in the northern portions of the SPA near the San Dieguito River Valley, as shown on Figure 9-1. Development would be restricted to one dwelling unit per legal lot in the very-low density residential areas on Del Dios Ridge and near Lusardi Canyon (see areas 1, 2 and 3 on Figure 9-1). This designation reflects the existing entitlements under current County zoning for these areas. The area on Del Dios Ridge (1) contains 39 lots which would accommodate a total of 39 dwelling units under existing zoning. Lusardi Canyon (2 and 3) contains 30 lots which would allow for 30 dwelling units to be developed in this area. Alternative A proposes a total of 992 residential dwelling units in the SPA.

The San Dieguito Community Plan indicates that development within the Santa Fe Valley SPA shall not exceed 0.4 dwelling units per acre after considering slope calculations. Alternative A would allow for development at an overall density that would be less than 0.4 dwelling units per acre. Alternative A would meet most of the project objectives as discussed in Section 3 with the exception that the developable area of Alternative A could only accommodate one 18-hole golf course as opposed to two courses on the proposed Specific Plan project.

The allowable development area for Alternative A is approximately 560 acres less than the proposed Specific Plan. These changes in developable area occur mainly along the western side of the SPA; along the San Dieguito River Valley; in the east central portion of the SPA on the eastern edge of the McCrink Ranch Tentative Map area boundary; and in the southeast portion of the SPA adjacent to the park site. These areas are proposed for golf course and residential development under the proposed Specific Plan project and natural open space under Alternative A.

9.1.1 Land Use

Alternative A would result in similar land use impacts as would occur with the proposed project, although this alternative would be slightly less impactive because of reduced development in the San Dieguito River Valley. As shown in Figure 9-1, the residential development in Alternative A would be located further from the viewshed of the river valley as compared to the proposed project which contains a golf course that runs almost the entire length of the river valley along the west side of the SPA (Figure 3-3). This alternative would be consistent with the San Diego County General Plan's San Dieguito Community Plan and the San Diego County's Regional Land Use Element of the General Plan. Alternative A is also consistent with the County's adopted local environmental plans and goals.

No significant physical land use conflicts or physical land use incompatibilities would occur for this alternative. However, visual incompatibilities associated with the San Dieguito River Park are identified.

The San Dieguito River Park area is characterized by a diverse, high quality visual character, including varied topographic features, prominent ridgelines and landforms, and water features. A golf course, clubhouse, driving range, bridge, and resort proposed by the project were identified to detract from the park-like resources along the river valley, degrading the onsite visual quality, landform quality, and view quality, along this scenic corridor (refer to Visual Quality/Aesthetics, Section 4.4). Under Alternative A, these facilities would be located further away from sensitive receptors along Del Dios Highway and the future San Dieguito River Park. These facilities would not be located adjacent to the river valley but would be sited towards the south-central portion of the SPA as shown in Figure 9-1.

Alternative A proposes residential development adjacent to future development areas in 4S Ranch and Black Mountain Ranch that are similar in density to these adjacent projects. For this reason, Alternative A is considered to be more compatible with the surrounding area in this portion of the SPA as compared to the proposed Specific Plan.

No mitigation measures for land use would be required for Alternative A with the exception of visual quality measures described in Section 9.1.4.

9.1.2 Biological Resources

As in Section 4.2, Biological Resource, the following impact discussion is organized by the division of biological resources into sensitivity groups. See Section 4.2.2 for an explanation of these groups.

Vegetation Communities

Group 1 Habitats: Wetlands and Unvegetated Waters of the U.S.

Direct impacts to wetlands and unvegetated waters of the U.S. for this alternative are shown in Table 9-2. An estimated 2.01 acres of direct impact to wetlands and 2.7 acres of unvegetated (jurisdictional) waters would be affected by the plan. The wetland impacts are evenly divided between the Very Low and Rural residential areas and all other development areas. These effects are considered significant and would be expected to be reduced through the tentative map process and mitigated through the wetland permitting processes (1603 and 404). The acreage impacted under this alternative is less than for the proposed project.

Group 1 Habitats: Sensitive Upland Habitats

Direct impacts to sensitive upland habitats are shown on Table 9-2. An estimated 285.7 acres of impacts to sensitive uplands could occur with this alternative, most of which are in the Very Low and Rural residential categories. An estimated 97 percent of this impact is to coastal sage scrub. Given the recent listing of the California gnatcatcher, the loss of coastal sage scrub is considered significant.

Group 2 Habitats

Direct impacts to Group 2 habitats are shown on Table 9-2. A total of 434.7 acres of Group 2 habitats would be affected by this alternative; approximately 35 percent of these impacts are in the Very Low Density and Rural Residential area. An estimated 123.1 acres of chaparral would be impacted, only 6.2 acres (5 percent) of this total is outside the Very Low Density and Rural Residential land use category. These impacts are not considered significant.

Table 9-2

VEGETATION COMMUNITIES IN THE SANTA FE VALLEY SPECIFIC PLAN AREA BY ALTERNATIVE A

Vegetation Community	Total Acreage in SPA	Acreage		
		Open Space[1]	Very Low Density and Rural Residential[2]	All Other Development
GROUP 1: SENSITIVE HABITATS				
WETLANDS/UNVEGETATED WATERS OF THE U.S.				
Wetlands				
Coastal and Valley Freshwater Marsh	35.1	34.8	0.3	0.0 (0.0)
Southern Willow Scrub	25.8	25.4	0.4	0.01
Mulefat Scrub	6.2	5.9	0.2	0.1
Tamarisk Scrub	0.5	0.5	0.0	0.0
Southern Arroyo Willow Riparian Forest	21.7	21.7	0.0	0.0
Southern Coast Live Oak Riparian Forest	0.3	0.3	0.0	0.0
Vernal Pool	0.2	0.04	0.16	0.0
Disturbed Wetland	3.6	3.5	0.0	0.1
Swale/Wetland Ecotone	6.7	4.9	0.0	1.8
Total Wetlands	**100.1**	**97.04**	**1.06**	**2.01**
Unvegetated Waters of the U.S.				
Natural Floodchannel/Streambed	13.7	13.7	0.0	0.0
Seasonal Streambed[3]	(4.1)	4.1	0.0	0.0
Open Water	20.9	18.2	0.0	2.7
Total Unvegetated Waters of the U.S.	**34.6**	**31.9**	**0.0**	**2.7**
TOTAL WETLANDS/UNVEGETATED WATERS OF THE U.S.	**134.7**	**128.9**	**1.06**	**4.71**
SENSITIVE UPLANDS				
Coastal Sage Scrub[4]	1315.0	1038.1	271.5	4.8
Undisturbed	965.8	730.8	231.7	1.9
Disturbed	350.0	307.1	39.8	2.9
Coastal Sage Scrub/Chaparral	41.5	33.7	7.6	0.2
Southern Maritime Chaparral	11.5	11.4	0.0	0.1
Perennial Grassland	24.6	23.1	1.5	0.0

Table 9-2 (Continued)

VEGETATION COMMUNITIES IN THE SANTA FE VALLEY SPECIFIC PLAN AREA BY ALTERNATIVE A

Vegetation Community	Total Acreage in SPA	Acreage		
		Open Space[1]	Very Low Density and Rural Residential[2]	All Other Development
Coast Live Oak Woodland	1.9	1.9	0.0	0.0
Rock Outcrops	2.0	2.0	0.0	0.0
TOTAL SENSITIVE UPLANDS	**1398.5**	**1112.2**	**280.6**	**5.1**
TOTAL GROUP 1 HABITATS	**1533.2**	**1241.1**	**281.66**	**9.8**
GROUP 2: NONSENSITIVE HABITATS				
Chaparral	470.8	345.1	116.9	6.2
Nonnative Grassland	251.3	100.5	13.2	137.6
Eucalyptus Woodland	44.8	36.4	0.5	7.9
Ruderal Habitat	263.6	111.2	20.2	132.2
TOTAL GROUP 2 HABITATS	**1030.5**	**593.2**	**150.8**	**283.9**
GROUP 3: MAINTAINED LANDS				
Agricultural Land	510.2	86.0	18.1	406.1
Developed	89.4	46.8	13.2	29.4
TOTAL GROUP 3 HABITATS	**599.6**	**132.8**	**31.3**	**435.5**
TOTAL ALL HABITATS	**3163.3**	**1967.1**	**463.76**	**729.2**

1 Open Space includes OS-1 (Sensitive Resource Protection Areas).

2 Very Low Density Residential is 1 dwelling unit/4 - 5.9 acres, Rural Residential is 1 dwelling unit/6 acres and larger. Residential development in these areas is subject to special site plan criteria ("D2" designator) to minimize impacts to sensitive resources (i.e., sensitive habitats and species, wildlife corridors, and habitat linkages).

3 Seasonal streambed acreage is shown because it is jurisdictioned habitat. This acreage is already accounted for in the coincident habitat (e.g., chaparral) and is not counted in the total habitat acreages.

4 Includes Diegan coastal sage scrub and coyote bush scrub.

Note: Numbers may not sum to totals as shown, due to rounding.

Group 3 Habitats

Direct impacts to Group 3 habitats are summarized in Table 9-2. None of the effects to these habitats is considered significant.

Sensitive Plant Species

Group 1 Plants

No Group 1 plant species would be significantly affected by Alternative A (Table 9-3). As few as two Del Mar manzanita would be directly affected, but this is not considered a significant effect.

Group 2 Plants

Minor direct impacts to California adolphia, wart-stemmed ceanothus, summer-holly, and San Diego marsh-elder would occur (Table 9-3). All of these effects represent very low numbers overall and very low percentages of the populations in the project area. Additional direct effects may occur in the Very Low and Rural residential areas, but these effects are also minor and would not be significant.

Group 3 Plants

As with the Group 2 species, direct effects to Group 3 plants (Table 9-3) are minor and not significant.

Sensitive Wildlife Species

Group 1 Wildlife

California Gnatcatcher. Impacts to California gnatcatcher are expected to be only peripheral to the development envelope with indirect edge effects occurring as the predominant impact. Outside the Very Low Density and Rural Residential land use areas, minor site-specific mitigation could avoid the minor effects to coastal sage scrub and this species.

Table 9-3

SENSITIVE PLANT SPECIES OBSERVED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA BY ALTERNATIVE A

Species	Total Number of Individuals in SPA	Number of Individuals (% of total)		
		Open Space[1]	Very Low Density and Rural Residential[2]	All Other Development
Group 1: Federally or State-Listed Species, Species Proposed For Listing, and Federal C1 Candidates				
Del Mar Manzanita	447	445 (99.6)	0	2 (0.4)
Encinitas Baccharis[3]	Undetermined	Undetermined	Undetermined	0 (0.0)
Sticky Dudleya	1,287	1,287 (100)	0 (0.0)	0 (0.0)
Group 2: Federal C2 Candidates and CNPS List 1B and List 2 Species				
California Adolphia	3,601	3290 (91.4)	241 (6.7)	70 (1.9)
San Diego Sagewort	200	200 (100)	0 (0.0)	0 (0.0)
Orcutt's Brodiaea[4]	480	480 (100)	0 (0.0)	0 (0.0)
Wart-stemmed Ceanothus[5]	301.5	299.1 (99.2)	0	2.4 (0.8)
Summer-holly	272	261 (95.6)	0 (0.0)	11 (4.0)
Variegated Dudleya	300	300 (100)	0 (0.0)	0 (0.0)
San Diego Barrel Cactus	120	117 (97.5)	3 (2.5)	0
San Diego Marsh-elder	3,603	3414 (94.8)	187 (5.2)	2 (0.5)
Nuttal's Scrub Oak[6]	Undetermined	Undetermined	Undetermined	Undetermined
Group 3: CNPS List 4 Species				
Southern Mountain Misery	50	0 (0.0)	50 (100)	0 (0.0)
Spiny Rush	2,706	2575 (95.2)	125 (4.6)	6 (0.2)
Ashy Spike-moss[5]	5.2	0	0	0

Table 9-3 (Continued)

SENSITIVE PLANT SPECIES OBSERVED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA BY ALTERNATIVE A

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1 Open Space includes OS-1 (Sensitive Resource Protection Areas) and Open Space Category Two - Preserved (areas in golf course with native vegetation)
2 One dwelling unit/4 - 5.9 acres.
3 Historic sighting in northeastern SPA not verified; high to moderate potential to occur in other unsurveyed areas in northeastern SPA.
4 Includes population observed in 1994 in northern SPA that is not shown on Plate 3.
5 Occurrences are shown as acres of habitat supporting this species.
6 Species observed in western SPA but population size not determined.

Group 2 and Group 3 Wildlife

Outside of habitat effects within the Very Low Density and Rural Residential land use areas, impacts to sensitive habitats and Group 2 and 3 wildlife species are not substantial and are not considered significant.

Wildlife Corridors

Alternative A would not block wildlife movement corridors along the San Dieguito River Valley or Lusardi Canyon. However, development within the Very Low Density and Rural Development areas, adjacent to the San Dieguito River along Artesian Road, could constrain the river corridor; however, minor development controls in this area could be implemented to minimize this.

California Gnatcatcher Habitat Linkages

Existing habitat linkages would be maintained with the implementation of Alternative A. As with the wildlife corridor noted above, development within the Rural and Very Low density residential area in the westernmost area of the project site may constrain the gnatcatcher linkage south into Lusardi Canyon. Minor development controls in this area would minimize significant effects.

9.1.3 Cultural Resources

Alternative A is specifically designed to avoid impacts to important resources including cultural resource sites. This is especially apparent with regard to the archaeology sites located along the San Dieguito River terraces including the C.W. Harris site CA-SDI-149. Under this alternative, the proposed development area is significantly further away from the cultural resources along the valley. However, Alternative A does not avoid all impacts.

Adoption of Alternative A would still result in significant impacts to all or portions of 25 important or potentially important cultural resource sites compared to 32 for the proposed project. Cultural resource site importance is determined in reference to CEQA, Appendix K (see Section 4.3.1). Impacts to these sites are directly associated with earth moving and construction activities associated with development. It is likely that subsequent to subsurface archaeological testing, a number of sites would be designated as not

important cultural resources. As such, no impacts would occur from destruction of sites not important by CEQA criteria. Additional impacts are associated with hiking and equestrian trails within open space areas. Areas not previously surveyed for cultural resources should be assessed prior to approval of development plans for those areas.

Mitigation of impacts to important cultural resources can, for the most part, be accomplished by project redesign and site avoidance. In areas of very low-density residential development, mitigation of impacts may be accomplished by means of easements and deed restrictions. In the event site avoidance cannot be achieved, mitigation of impacts through data recovery is a viable alternative in most cases. Mitigation measures described in Section 4.3 would also be applicable to this alternative.

9.1.4 Visual Quality/Aesthetics

Alternative A was conceived as, among other planning considerations, a feasible method to develop Santa Fe Valley while reducing environmental impacts to sensitive resources, including visual resources. Under this alternative, overall visual impacts would be reduced because development would be further removed from sensitive receptors in some areas, and residential areas would generally be less obtrusive as a result of lower development densities, when compared to the proposed Specific Plan. However, substantial impacts to visual resources would still occur.

The visual resources within the San Dieguito River floodplain and adjacent areas would generally be left in tact since the golf course, clubhouse, resort, driving range, and some housing would be located elsewhere, although the overall viewshed from the river valley would still be adversely affected by such development. The alternate bridge location could result in a more visually obtrusive structure because it would be closer to Del Dios Highway, negating the benefits of intervening topography/vegetation.

The viewshed from Del Dios Highway would be adversely affected by Alternative A, but because the golf course, driving range, clubhouse, resort, and some housing would be farther away from sensitive receptors traveling along the roadway, Alternative A would be slightly less impactive than the proposed project. Long range visibility and frequency of views of development from Del Dios Highway under Alternative A would have similar adverse effects as the proposed project, with the exception that some of the knolls in the southwestern portion of the SPA would not be developed under Alternative A.

As a result of Alternative A, the generally undeveloped character of the project site would be changed to an urban/developed setting. However, under Alternative A, the overall imagery of the community as an Estate Development Area would not be substantially altered. The amount of grading and landform alteration impacts under Alternative A would generally be the same as the proposed project. However, the location of some landform alteration would change because areas near the San Dieguito River where contour grading would occur to facilitate construction of the golf course would be left as open space as the golf course would be located further to the south and east. Short range views (both visibility and frequency) from Del Dios Highway and the San Dieguito River Valley would generally be impacted less under Alternative A as compared to the proposed project. Reduced impacts to short range views would result from the siting development at a greater distance from sensitive receptor vantage points. However, long range views from these sensitive receptors would generally remain the same under Alternative A. Alternative A would better comply with the proposed goals and policies of the San Dieguito River Valley Regional Open Space Park Concept Plan than would the proposed project because the intensity of development within the Park's Focused Planning Area (FPA) would be decreased. Compliance with visual resource goals and policies set forth by the San Diego County General Plan, the San Dieguito Community Plan, and the County's CEQA Compliance Guidelines would generally be the same for Alternative A as for the proposed project. Mitigation proposed for the Specific Plan would generally be applicable to Alternative A.

9.1.5 Traffic/Circulation

Traffic impacts for Alternative A would be less than the impacts identified for the proposed Specific Plan project. This is because fewer dwelling units would be constructed under this scenario, that is, 922 units versus the 1,200 units that would be allowed with implementation of the plan. Average daily traffic on the surrounding local and regional roadways would be less than the proposed project.

The majority of ancillary facilities, such as the golf course, resort, and community facilities would be constructed with this alternative. The one nine-hole golf course would be eliminated from consideration. Therefore, there would also be less traffic impacts from the use of ancillary facilities.

Lower traffic levels on local roadways and the regional circulation system that could result from this alternative would not be noticeable because of the existing development and the planned future development in the area. Implementation of this alternative would not result in a significant benefit to local or regional traffic levels in the area.

9.1.6 Noise

The noise impacts for Alternative A are expected to be similar to the impacts identified for the proposed Specific Plan. No significant noise-related impacts would be expected to California gnatcatcher habitat. No significant noise impacts are expected at the proposed elementary school or middle school. Commercial uses located on the neighborhood commercial site may significantly impact proposed nearby residences and the congregate care facility. Noise levels at offsite receptors are expected because of the increased traffic resulting from regional growth. Project-related traffic would be expected to result in an incremental noise increase at these receptors. However, the addition of vehicles generated by Santa Fe Valley on the roadway system, and associated noise levels, is not considered to be significant. Mitigation measures listed in Section 4.6, Noise, would be applicable to this alternative as well.

9.1.7 Air Quality

Construction-related impacts and vehicle emission impacts to air quality for this alternative would originate from the same types of sources and at the same general amounts as for the proposed Santa Fe Valley Specific Plan, but would be slightly less as a result of the reduction in total dwelling units from 1,200 dwelling units to 992 dwelling units.

Air quality in the proposed project area would be adversely affected by construction emissions (i.e., fugitive dust (PM_{10}) and exhaust (NO_x)) generated from construction activity. The construction impacts would be temporary and control measures could be used where appropriate.

Vehicle emissions would be the most substantial source of air pollution. The estimated emissions from this alternative would result in a net increase in carbon monoxide pollutants. The small stationary sources would be negligible. These impacts, however, would be adverse, but not significant. No significant impact to applicable regional plans would occur.

9.1.8 Hydrology/Water Quality

The risk from floods and increases in surface runoff, erosion, and downstream water quality degradation, would be slightly reduced under Alternative A, when compared to the proposed Santa Fe Valley Specific Plan because of the increase in open space proposed under this alternative.

Impacts as a result of increased runoff from the introduction of impervious surfaces are significant, but would be reduced under this alternative because of the increase of open space (both passive and active) from approximately 1.829 to 2.206 acres. Impacts from erosion and sedimentation during construction would be significant. Water quality impacts resulting from sedimentation and urban runoff associated with proposed development of this alternative would be significant, but reduced, when compared to the proposed Specific Plan. Since the golf course would no longer be located in the river valley, poor quality runoff from the golf course would no longer enter directly into the receiving waters of the river valley.

9.1.9 Geology/Seismicity/Soils

The risk from expansive-compactive soil, regional seismic activity (ground acceleration/shaking, ground rupture, liquefaction), excavation difficulty, and landslides would be similar to, but less than the proposed Santa Fe Valley Specific Plan. Mitigation measures would be similar as those proposed for the Specific Plan. Because the overall intensity of development under this alternative would be reduced, geology/seismicity/soils impacts would have a correspondingly proportionate reduction.

Impacts caused by ground acceleration and subsequent shaking would not be significant. Since no known faults exist in the area, ground rupture would not be a significant impact to this alternative. Impacts from development proposed in areas underlain by potentially liquefiable alluvium would be significant. However, a greater number of tributaries preserved under this alternative would reduce these impacts. Potential impacts from areas prone to landslides would be significant because development would still occur in the west-central and south-central portions of the site. Potential impacts from development proposed on expansive, erodible, and settlement-prone soils are significant. Mitigation measures listed in Section 4.9, Geology/Seismicity/Soils, would be applicable to Alternative A.

9.1.10 Paleontological Resources

The paleontological impacts are expected to be similar to the impacts for the proposed Specific Plan. Because of sensitivity levels, development in the southern and central portions of the developable area for this alternative could result in potentially significant impacts to paleontological resources that may be present in the Mission Valley and Delmar Formations. However, direct project impacts to these resources, if recovered during construction activities, are mitigable by providing an onsite monitoring and recovery program during grading and excavation.

9.1.11 Population/Demographics

The population/demographic effects from this alternative are expected to be similar, although slightly less impactive, to the proposed Specific Plan. This alternative would accommodate development of up to 992 dwelling units. Assuming 2.87 persons per household (SANDAG 1994), this would result in a total generation of 2,847 persons.

Similar to the proposed Santa Fe Valley Specific Plan, under this alternative, there would be no significant adverse changes in the location, distribution or density, amount of growth, or growth rate of the human population at ultimate buildout above that which has been planned for in the applicable census tract and subregional area. Implementation of this alternative would not result in a substantial increase in the demand for public services and utilities. Implementation of this alternative would not result in significant impacts to population-sensitive resources.

9.1.12 Socioeconomics

The socioeconomic effects from this alternative are expected to be generally similar, although slightly less impactive, than the proposed Specific Plan. Under this alternative, the beneficial employment and income effects experienced under the proposed project would still occur. Housing and community character would remain unaffected under this alternative. No significant impacts to existing residences or businesses would occur.

9.1.13 Public Services and Utilities

The impacts to public services and utilities from this alternative are expected to generally be similar, although slightly less impactive, than for the proposed Specific Plan. Under this alternative, there would be significant impacts to school facilities as described below. No impacts would occur to fire protection, law enforcement, libraries, animal control, solid waste, gas and electricity, or parks and recreation. Adequate provision of water and sewer facilities to serve the project would still be required, and could be accommodated under this alternative design.

Development of this alternative would generate student demand for additional school facilities (approximately 670 total students) in school districts that are already operating at, or above capacity (i.e., Poway, Solana Beach, and San Dieguito). This is considered a significant impact. Compliance with the County's School Facilities Mitigation Ordinance will be required to mitigate impacts to schools.

This alternative would not result in any significant impacts to utility services, encroachments into existing easements, or a decrease in accessibility during construction. Additionally, no substantial alterations to utility service or a substantial decreases in existing levels of service would occur result from this alternative.

9.2 ALTERNATIVE B - CLUSTERED WITH REDUCED ANCILLARY USES

Similar to Alternative A, this alternative would not allow development in any areas of maximum and high environmental sensitivity identified by the environmental constraints analysis done for Santa Fe Valley. Remaining areas would be developed. Figure 9-2 and Table 9-4 indicates the land use plan for Alternative B. The plan includes 1,970 acres of natural open space, a 4-acre commercial site, and 1,147 acres of residential development including very low-density residential development at one dwelling unit per legal parcel. Alternative B does not include any golf courses, a resort, or the congregate care facility. Ancillary uses would only include the community facilities. This alternative would allow for the maximum number of dwelling units, (i.e., 1,200 dwelling units) allowed by the San Dieguito Community Plan.

Alternative B proposes that the areas of Santa Fe Valley adjacent to the residential development proposed within 4S Ranch and Black Mountain Ranch be developed at similar

densities as described for Alternative A. Average net density would be 4 dwelling units per acre for the subareas abutting Santa Fe Valley.

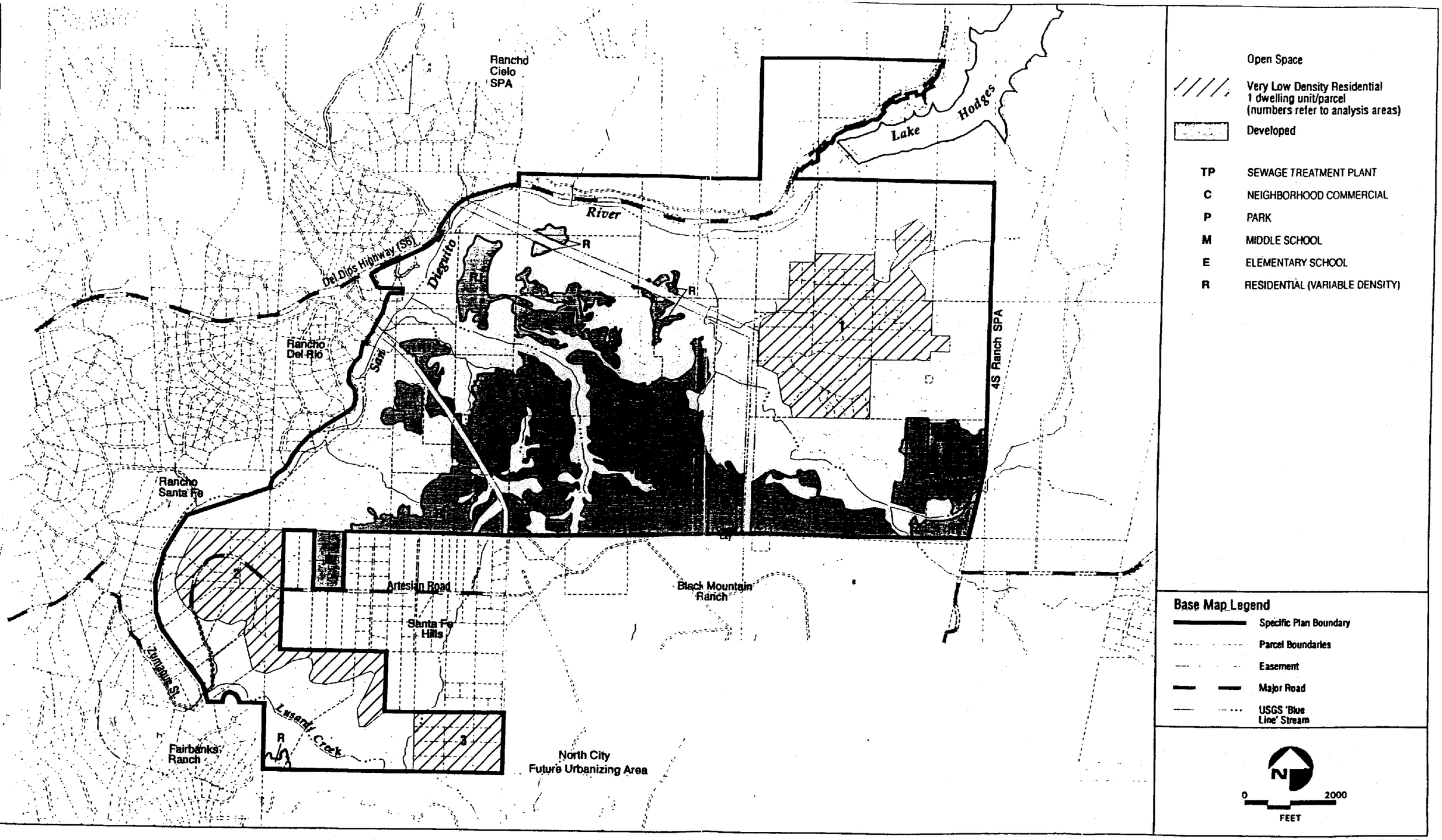
Development would be restricted to one dwelling unit per legal lot in the very low density residential areas on Del Dios Ridge and near Lusardi Canyon (see areas 1, 2, and 3 in Figure 9-2). This designation reflects the existing entitlements under current County zoning. The area on Del Dios Ridge (area 1) contains 39 lots which would accommodate a total of 39 dwelling units under existing zoning. Lusardi Canyon (areas 2 and 3) contains 30 lots which would allow for 30 dwelling units to be developed in this area. Alternative B proposes a total of 1,200 residential dwelling units with the SPA.

The San Dieguito Community Plan indicates that development within the Santa Fe Valley SPA shall not exceed 0.4 dwelling units per acre after considering slope calculations. Alternative B would not exceed this allowable density.

9.2.1 Land Use

Alternative B would result in similar, although slightly reduced, land use impacts as compared to the proposed project. Under Alternative B, the golf course, resort, and congregate care facility would be replaced by residential land uses. Overall density under Alternative B would be less than both the proposed project and Alternative A. Although a greater number of dwelling units would be allowed under Alternative B compared to Alternative A (1,200 vs. 992 units), the residential development would be spread over a larger area since land originally used for the golf course and related facilities would be available for residential development. This alternative would not have a significant policy consistency-related land use impact and would be consistent with the adopted local environmental plans and goals.

No significant physical land use conflicts or physical land use incompatibilities would occur under Alternative B. The San Dieguito River Park area is characterized by diverse, high quality visual character, including varied topographic features, prominent ridgelines and landforms, and water features. Residential development associated with Alternative B may detract from the park-like resources along the river valley, although to a lesser extent than the proposed project. Since residential development under Alternative B would be located further from sensitive receptors along the river valley than the golf facilities proposed under the Specific Plan, this alternative would be less impactive than the



Alternative B - Clustered with Reduced Ancillary Uses

FIGURE 9-2

Table 9-4

ALTERNATIVE B - CLUSTERED WITH REDUCED ANCILLARY USES

Land Use Category	Subtotal	Total Gross Acres	Dwelling Units (DUs)
Natural Open Space		1,970	
Residential		1,147	1,200
Very Low Density	464		
Low and High Density	683		
Neighborhood Commercial		4	
Community Facilities		42	
Neighborhood Park	13		
Fire Station	2		
Wastewater Treatment Plant	8		
Water Storage Facility	19		
Total Acres		3,163	

* Includes 12-acre elementary school and 30-acre middle school.

proposed project. The location of residential structures in the viewshed of the San Dieguito River Valley under Alternative B would represent more of a visual contrast than the golf course proposed in Alternative A.

The Santa Fe Valley Specific Plan proposes development densities adjacent to the 4S Ranch and Black Mountain Ranch that are lower than in these adjacent proposed developments. Alternative B would be more compatible with these adjacent proposed residential projects.

9.2.2 Biological Resources

The biological impacts under Alternative B would be identical to those under Alternative A. These impacts are discussed in Section 9.1.2.

9.2.3 Cultural Resources

With regard to cultural resources, Alternative B is identical to Alternative A. Areas slated for development will significantly impact 25 important cultural resource sites. Additional impacts are associated with hiking and equestrian trails within open space areas.

Mitigation of impacts to important cultural resources can, for the most part, be accomplished by site avoidance. In the event site avoidance cannot be achieved, mitigation of impacts through data recovery is a viable alternative in most cases. Mitigation measures described in Section 4.3, Cultural Resources, would also be applicable to this alternative.

9.2.4 Visual Quality/Aesthetics

Alternative B was conceived as, among other planning considerations, a feasible method to develop Santa Fe Valley while reducing environmental impacts to sensitive resources, including visual resources. Under this alternative, overall visual impacts would be reduced when compared to the proposed project and Alternative A. Compared to the proposed project, under Alternative B some development would be further removed from sensitive receptors along Del Dios Highway and the San Dieguito River. Residential areas would generally be less obtrusive than under the proposed Project and also to Alternative A because of lower development densities. However, under Alternative B, substantial impacts to visual resources would still occur.

When compared to the proposed project, the visual resources within the San Dieguito River floodplain and adjacent areas would generally be left in tact under Alternative B since development in this area would be located elsewhere, although the overall viewshed from the river valley would still be adversely affected by such development. Visual impacts from the golf course, clubhouse, resort, driving range and bridge, would not occur because these facilities/structures would not be built.

The viewshed from Del Dios Highway would be adversely affected by Alternative B, but because development in close proximity to the roadway under the proposed project would be farther away from sensitive receptors, Alternative B would be slightly less impactive. Long range visibility and frequency of views of development from Del Dios Highway under Alternative B would have similar adverse effects as the proposed project, with the exception that some of the knolls in the southwestern portion of the SPA would not be developed under Alternative B. Residential development under Alternative B would be less dense than under Alternative A and, therefore, slightly less visually adverse.

Compared to existing conditions, under Alternative B, the generally undeveloped character of the project site would be changed to an urban/developed setting. However, under Alternative B, the overall imagery of the community as an Estate Development Area would not be substantially altered. Alternative B would be less impactive to the overall estate-type character of the community than Alternative A because Alternative B would be developed at lower densities. The amount of grading and landform alteration impacts under Alternative B would generally be the same as the proposed project except in areas near the San Dieguito River where development would no longer occur. Any grading required to contour topographic features to facilitate golf course development would not occur under alternative B. Short range views (both visibility and frequency) from Del Dios Highway and the San Dieguito River Valley would generally be impacted less under Alternative B as compared to the proposed project because most of the development in close proximity to these sensitive receptors would be sited at a greater distance from subject vantage points. However, long range views from Del Dios Highway and the San Dieguito River Valley would generally remain the same as compared to the proposed project as well as for Alternative A. Alternative B would better comply with the proposed goals and policies of the San Dieguito River Valley Regional Open Space Park Concept Plan than would the proposed project because the intensity of development within the Park's FPA would be decreased. Compliance with visual resource goals and policies set forth by the San Diego County General Plan, the San Dieguito Community Plan, and the County's CEQA

Compliance Guidelines would generally be the same for Alternative B as the proposed project. Policy compliance would be similar for both Alternatives A and B. Mitigation proposed for the Specific Plan would generally be applicable to Alternative B.

9.2.5 Traffic/Circulation

Traffic impacts for Alternative B would be less than the impacts identified for the proposed Specific Plan project. This is because the ancillary uses proposed with the Specific Plan, including the golf courses, resort, and congregate care facility, would not be constructed. Average daily traffic on the surrounding local and regional roadways would be less than the proposed project.

Lower traffic levels on local roadways and the regional circulation system that could result from this alternative would not be noticeable, because of the existing development and the planned future development in the area. Implementation of this alternative would not result in a significant benefit to local or regional traffic levels in the area.

9.2.6 Noise

The noise impacts for Alternative B are expected to be similar to, although slightly less than, the proposed project. This alternative would have reduced noise generated from activities associated with the golf course, driving range, clubhouse, resort, and congregate care facility. Reduced traffic volumes, and associated vehicular-related noise would result in reduced noise impacts. No significant noise-related impacts would be expected to California gnatcatcher habitat. No significant noise impacts are expected at the proposed elementary school or middle school. Commercial uses located on the neighborhood commercial site may impact proposed nearby residences, but to a lesser extent than under Alternative A since the commercial area proposed under Alternative B would be reduced in size. Noise levels at offsite receptors are expected as a result of increased traffic from regional growth. Project-related traffic would be expected to result in an incremental noise increase at these receptors. However, the addition of 1,200 dwelling units, and associated vehicular-related noise generated from the Santa Fe Valley project, is not considered to be significant.

9.2.7 Air Quality

Air quality impacts are expected to generally be similar to, although slightly less than, the proposed project. This alternative would have reduced air quality impacts from reduced traffic volumes associated with the absence of the golf course, driving range, clubhouse, resort, and congregate care facility.

Construction-related impacts and vehicle emission impacts to air quality for this alternative would originate from the same types of sources and at the same general amounts as for the proposed Santa Fe Valley Specific Plan. Air quality in the proposed project area would be adversely affected by construction emissions (i.e., fugitive dust (PM_{10}) and exhaust (NO_X)) generated from construction activity. The construction impacts would be temporary and control measures could be used where appropriate.

Vehicle emissions would be the most substantial source of air pollution. The estimated emissions from this alternative would result in a net increase in carbon monoxide pollutants. These impacts, however, would be adverse, but not significant. No significant impact to applicable regional plans would occur.

9.2.8 Hydrology/Water Quality

The risk from flood and increases in surface runoff, erosion, and downstream water quality degradation would be slightly reduced under Alternative B compared to the proposed Santa Fe Valley Specific Plan because of the increase in open space proposed under this alternative. Open space would be increased under this alternative from approximately 1,829 to 1,973 acres.

Impacts as a result of increased runoff from the introduction of impervious surfaces are significant. The amount of impervious surfaces would be greater under this alternative than Alternative A because of the development of residential uses in lieu of the golf course and driving range. Impacts from erosion and sedimentation during construction would be significant.

Water quality impacts resulting from sedimentation and urban runoff associated with proposed development of this alternative would be significant. Since a golf course is not included in this alternative, runoff into the San Dieguito River would not occur. However,

urban runoff that would have otherwise been reduced by having open spaces associated with the golf course under Alternative A would be increased in this area from the introduction of impervious services associated with added residential development.

9.2.9 Geology/Seismicity/Soils

The risk from expansive-compactive soil, regional seismic activity (ground acceleration/shaking, ground rupture, liquefaction), excavation difficulty, and landslides would be similar to the proposed Santa Fe Valley Specific Plan. Mitigation measures would also be similar as those proposed for the Specific Plan.

Impacts caused by ground acceleration and subsequent shaking would not be significant. Since no known faults exist in the area, ground rupture would not be a significant impact to this alternative. Impacts from development proposed in areas underlain by potentially liquefiable alluvium would be significant. Potential impacts from areas prone to landslides and from development proposed on expansive, erodible, and settlement-prone soils are significant. The introduction of residential development in these areas would require mitigation.

9.2.10 Paleontological Resources

The paleontological impacts for Alternative B are expected to be similar to the proposed Specific Plan. Since development would be at lower densities under Alternative B when compared to Alternative A, the potential for impacts to paleontological resources would be slightly reduced. However, because of sensitivity levels, development in the southern and central portions of the developable area for this alternative could result in potentially significant impacts to paleontological resources that may be present in the Mission Valley and Delmar Formations.

9.2.11 Population/Demographics

The population/demographic effects from this alternative are expected to be the same as for the proposed Santa Fe Valley Specific Plan, but slightly higher than for Alternative A. This alternative would accommodate development of up to 1,200 dwelling units. Assuming 2.87 persons per household (SANDAG 1994), this would result in a total generation of 3,444 persons compared to 2,847 persons for Alternative A.

Similar to the proposed Santa Fe Valley Specific Plan, this alternative would not result in significant adverse changes in the location, distribution or density, amount of growth, or growth rate of the human population at ultimate buildout of the alternative above that which has been planned for in the applicable census tract and subregional area. Implementation of this alternative would not result in a substantial increase in the demand for public services and utilities. Implementation of this alternative would not result in significant impacts to population-sensitive resources.

9.2.12 Socioeconomics

The socioeconomic effects from this alternative are expected to be similar to the proposed Specific Plan. Under this alternative, the beneficial employment and income effects experienced under the proposed project would still occur. However, the economic activity and sales tax revenue that would otherwise be generated by the golf facilities, resort, and congregate care facility would not be realized. Housing and community character would remain unchanged under this alternative. No significant impacts to existing residences or businesses would occur.

9.2.13 Public Services and Utilities

The impacts to public services and utilities from this alternative are expected to be similar to the proposed project. Under this alternative, there would still be significant impacts to school facilities. No impacts would occur to fire protection, law enforcement, libraries, animal control, solid waste, gas and electricity, or parks and recreation. Adequate provision of water and sewer facilities to serve the project would still be required, and could be accommodated under this alternative design.

Development of this alternative would generate student demand for additional school facilities (approximately 889 total students) in school districts that are already operating at, or above, capacity (i.e., Poway, Solana Beach, and San Dieguito). This is considered a significant impact. Compliance with the County's School Facilities Mitigation Ordinance will be required.

No significant impacts are expected to occur to existing utility services, encroachments into existing easements, or a decrease in accessibility during construction. Additionally, no

substantial alterations to utility service or substantial decreases in existing levels of service would occur from this alternative.

9.3 No Project Alternative

The State CEQA Guidelines, Section 15126 (d), requires the specific alternative of "no project" be evaluated along with any associated impacts resulting from implementation of the no project alternative.

The No Project Alternative means that the proposed project would not take place, and the resulting environmental effects from taking no action would serve as a baseline from which to compare the effects of permitting the proposed activity or an alternative to proceed. The No Project Alternative provides a benchmark for comparison, enabling decision-makers to compare the magnitude of the environmental effects of the various alternatives. Therefore, the main focus of the No Project evaluation will be the resulting environmental effects of not implementing the project.

The No Project alternative must describe what condition preceded the project. This No Project analysis evaluates plan to ground effects to the existing environment under the scenario that no specific plan is adopted for the Santa Fe Valley SPA and that development would occur according to the existing entitlements on the site today per the existing zoning. Development within the SPA boundaries under the No Project Alternative would allow one dwelling unit per legal lot under existing County zoning. There are currently 124 legal lots on the project site; therefore, a total of 124 dwelling units could be developed.

The No Project Alternative would avoid certain project-related environmental impacts associated with implementation of the proposed project. In particular, this alternative would avoid project-related impacts to existing biological resources, cultural resources, visual quality/aesthetics, traffic/circulation, noise, air quality, hydrology/water quality, geology, paleontological resources, and public services and utilities. However, the No Project Alternative would have impacts of its own to the more sensitive areas in Santa Fe Valley as described below.

9.3.1 Land Use

Under the No Project Alternative, onsite land uses would include the existing approximate 20 residences (approximately 8 acres), orchards and vineyards (approximately 117 acres), field crops (approximately 803 acres), and intensive agriculture (approximately 75 acres). In addition, per existing zoning, approximately 124 dwelling units could be built in the SPA at a density of one dwelling unit per legal lot, or 0.039 dwelling units per acre.

Of the 124 total legal lots within the SPA, 30 lots are located along Lusardi Canyon in an area approximately 482 acres in size (areas 2 and 3 on Figure 9-1). An additional 39 lots are located on Del Dios Ridge in an area of approximately 375 acres in size (area 1 on Figure 9-1). These lots are all relatively small, compared to the rest of the Santa Fe Valley site, and if built out, would represent development densities higher than in the remaining areas of the SPA. The remaining areas within the SPA comprise the balance of 55 lots spread over 2,309 acres. It should be noted that development densities proposed in areas 1, 2, and 3 under the Santa Fe Valley Specific Plan would only allow a total of approximately 45 more dwelling units in these areas than would be allowed under existing zoning.

The "D" designator that would apply to development in sensitive areas under the Santa Fe Valley Specific Plan would not apply to development in Lusardi Canyon and on Del Dios Ridge under the No Project Alternative. Special environmental review and aesthetic guidelines applicable under the "D" designator would not occur under existing County zoning because they are unique aspects of the Specific Plan; therefore development under the No Project Alternative would not be aesthetically controlled. Sensitive habitat and visual resources could therefore, be affected under the No Project alternative. However, the number of dwelling units under the No Project Alternative would be substantially less than for the Specific Plan, and would be further from onsite sensitive habitat (e.g., San Dieguito River Valley); therefore, environmental impacts would be expected to be less than for the proposed project. The San Dieguito Community Plan mandates the implementation of a Specific Plan for the Santa Fe Valley SPA. The No Project Alternative would not be consistent with land use and environmental policy adopted by the County's General Plan and would not meet project objectives.

9.3.2 Biological Resources

The biological values associated with onsite coastal sage scrub, wetlands, and other vacant lands along the San Dieguito River Valley would continue to exist under the No Project Alternative. these values may tend to ebb and rise depending on agricultural expansion, natural recovery of degraded habitats, and lack of controls within existing open space. The No Project alternative has less intensive edge effects and would be less impactive to wildlife movement than the proposed project. The development of approved legal lots would not be controlled by the "D2" designator; however, a level of protection already exists over much of the site due to the federal listing of the California gnatcatcher which prohibits taking of the species and suitable habitat. Because most of the sage scrub in the SPA is part of core gnatcatcher habitat, per the NCCP conservation guidelines, it is unlikely that "take" would be allowed under the 5 percent interim rule. Therefore, take of gnatcatcher habitat would likely require development of a Habitat Conservation Plan under Section 10a of the Endangered Species Act.

9.3.3 Cultural Resources

Adoption of the No Project alternative would allow for the construction of one dwelling per each of the 124 legal lots within the Santa Fe Valley SPA. As such, all 32 of the important or potentially important sites could be significantly affected. However, it is expected that due to the low-density nature of the No Project alternative, open space easements and site avoidance could be accomplished to mitigate impacts to these cultural resources. Cultural resource site importance is determined in reference to CEQA, Appendix K (see Section 4.3.1). Impacts to these sites are directly associated with earth moving and construction activities associated with development. It is likely that subsequent to subsurface archaeological testing, a number of sites would be designated as not important cultural resources. As such, no impacts would occur from destruction of sites determined not to be important according to CEQA criteria. Areas not previously surveyed for cultural resources should be assessed prior to approval of development plans for those areas. It should be noted that in undeveloped areas, natural degradation of cultural resources will occur.

The level of impact associated with the development of one dwelling per legal lot would allow a high degree of latitude with regard to dwelling placement. Impacts to resources as a result of the No Project alternative would be mitigated through a combination of site

placement, deed restrictions, and open space easements. Where impacts cannot be avoided, mitigation measures would be appeared when include site capping and data recovery.

Due to the low-density nature of the No Project alternative, open space easements and site avoidance could be accomplished to mitigate impacts to these cultural resources.

9.3.4 Visual Quality/Aesthetics

Under the No Project, the site would built out at approximately 124 dwelling units over the 3.166-acre site. Such large-lot, estate development would be less dense than under the proposed Specific Plan. Mass grading and construction of ancillary uses and supporting infrastructure would not occur. Therefore, the overall degree of contrast, and degradation of visual quality/aesthetics would be reduced under the No Project Alternative. Visually sensitive areas along Lusardi Canyon and on Del Dios Ridge could, however, still be visually impacted under the No Project Alternative since the "D" designator would no longer apply.

Visual changes associated with the golf course, clubhouse, driving range, and resort along the San Dieguito River would not occur under the No Project Alternative. Mass grading/landform alteration, large-scale natural vegetation removal, and the introduction of large man-made structures would not occur. Only approximately 34 lots exist along the river valley and development would be rural in scale and nonobtrusive.

9.3.5 Traffic/Circulation

The No Project Alternative would not substantially alter existing traffic/circulation conditions in the area. The No Project Alternative would substantially reduce the overall amount of traffic generated compared to the proposed Specific Plan. Assuming an average of 8 vehicle trips per day, the No Project Alternative would generate 992 vehicle trips per day compared to the 20,060 vehicle trips per day under the proposed Specific Plan.

9.3.6 Noise

The No Project Alternative would not substantially alter the ambient noise conditions on site. The noise environment would be similar to today's condition. In addition, no

significant noise-related impacts would be expected to gnatcatcher habitat under the No Project Alternative.

9.3.7 Air Quality

The No Project Alternative would not substantially alter the ambient air quality conditions in the area. Such development would occur over time so that any fugitive dust from construction would be negligible, and increased vehicular emissions, while cumulatively adverse, would be relatively minor.

Construction-related impacts and vehicle emission impacts to air quality for the No Project Alternative would originate from the same types of sources than for the proposed Santa Fe Valley Specific Plan, but would be much less due to the reduction in total dwelling units from 1,200 dwelling units to 124 dwelling units. The estimated emissions from this alternative would result in a net increase in CO pollutants. These impacts, however, would be adverse, but not significant.

9.3.8 Hydrology/Water Quality

Under the No Project Alternative, the risk from flood and increases in surface runoff, erosion, and downstream water quality degradation would be reduced compared to the proposed Specific Plan. Even under this alternative, changes in surface runoff, erosion, and downstream water quality would occur proportionate to the type and extent of development. Impacts from increased runoff from the introduction of impervious surfaces would be minor and insignificant. Impacts from erosion and sedimentation during construction and water quality impacts from sedimentation and urban runoff would be minor and insignificant.

9.3.9 Geology/Seismicity/Soils

Under the No Project Alternative, the risk from expansive-compactive soils, regional seismic activity and landslides would be reduced compared to the proposed project. With any development, however, a degree of risk from regional seismic hazards is assumed proportionate to the type and extent of development that would take place. Although, the risk of expansive-compactive soils, and landslides would be localized where development encroaches into site-specific risk-prone areas. Each residential project would have to

demonstrate, through the building permit process, that construction would not occur in hazardous areas.

9.3.10 Paleontological Resources

Under the No Project Alternative, the potential for adverse impacts to paleontological resources would be reduced compared to the proposed project. The potential for adverse impacts to paleontological resources would be localized and limited to where development encroaches into site-specific resource-prone areas. Mass grading would not be necessary under this alternative, therefore, impacts to paleontological resources over the entire 3.163 acres would be minimal.

9.3.11 Population/Demographics

Under the No Project Alternative, there would not be significant impacts to population/demographics. The population of Sante Fe Valley would be less than planned for by the Community Plan and other regional plans for the area. Implementation of this alternative would not result in a substantial increase in the demand for public services and utilities. Implementation of this alternative would not result in significant impacts to population-sensitive resources.

9.3.12 Socioeconomics

Under the No Project Alternative, the beneficial employment and income effects experienced under the proposed project would not occur. Housing, population, and community character would be essentially unaffected under the No Project Alternative. The No Project Alternative would not have any significant adverse socioeconomic impacts.

9.3.13 Public Services and Utilities

Under the No Project Alternative, there would be no significant impacts to public services or utilities. Development of the No Project Alternative would generate student demand for additional school facilities (approximately 84 total students) in school districts that are already operating at, or above capacity (i.e., Poway, Solana Beach, and San Dieguito). Given the relatively minor increase in students, this is not considered a significant impact. However, since these school districts are already operating above capacity, the addition of

84 new students is considered to be cumulatively significant. The No Project Alternative would not create a substantial additional demand for library services, waste water treatment, potable water, storm water runoff, animal control services/facilities, parks, or solid waste capacity. No significant impacts are expected that would result in a long-term interruption or permanent disruption of utility services, encroachments into existing easements, or a decrease in accessibility during construction. Additionally, substantial alterations to utility service and a substantial decrease in existing levels of service would not result from the No Project Alternative.

SECTION 10
EFFECTS FOUND NOT TO BE SIGNIFICANT

CEQA guidelines (Section 15128) state that an EIR should indicate the reasons that various possible significant effects of a project were not determined to be significant and therefore not discussed in detail in the EIR. During the scoping process for the EIR, it was determined that the issue of Public Health and Safety would not require an impact analysis. The implementation of the Santa Fe Valley Specific Plan would not create conditions in which an accident or upset of hazardous materials could adversely affect human health or safety.

All potential effects as identified in the Notice of Preparation are discussed in detail in this EIR; although based on analysis contained in this EIR, it was determined that the following effects would not be significant and would not require mitigation measures: Land Use, Population/Demographics, and Socioeconomics. Please refer to the appropriate sections contained in this EIR for a more detailed description of these issue areas.

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SECTION 11
INDIVIDUALS AND AGENCIES CONTACTED

SAN DIEGO COUNTY STAFF AND TECHNICAL SUBCONSULTANTS

County of San Diego, Department of Planning and Land Use (DPLU)
Gerald Hermanson, Deputy Director, DPLU
Dennis Verrilli, Chief, DPLU
Gary Fink
Cynthia Kallmeyer
David Nagel
Tom Oberbauer
John Desch
Steve Denny

Kimley-Horn and Associates, Inc. (Traffic)
Herman Basmaciyan
Shannon Melane

Ninyo & Moore (Geology)
Randy Irwin

Shapouri and Associates (Specific Plan Preparer)
Ali Shapouri, AICP

INDIVIDUALS AND AGENCIES CONSULTED

California Department of Forestry
Gary Eidsmoe, Captain

California Division of Mines and Geology
Russ Miller, Geologist

City of San Diego
Chris Zirkel, Planning Department
Isam Hireish, Water Utilities Department

Escondido Union School District
Anne Kelly, Business Services

Hydrologist
Dr. Howard Chang PhD., TE

Olivenhain Municipal Water District

Poway School District
Alicia Kroese, Director of Planning

Rancho Cielo Company
Mark Middlebrook

Rancho Santa Fe Fire Protection District
Erwin Willis. Fire Chief
Dallas Neville. Chief Fire Marshall

Rancho Santa Fe Community Services District

Rancho Santa Fe School District
Roger Rowe

SANDAG
Eunice Tanjuaquio

San Diego County Public Works Department
Bob Forsyth. Solid Waste Division
Dave Hannah. Cultural Resources Division

San Diego County Sherrif's Department
Carol Decker. Research Analyst

San Diego Gas & Electric
Stella Holland. Land Planner

San Diego Museum of Man Information Center

San Dieguito River Valley Park JPA
Victoria Touchstone

San Dieguito Union High School District
Eric Hall. Business Manager

SDSU South Coastal Information Center

Solana Beach Elementary School District
Michael Castanos

SECTION 12
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SECTION 13
CERTIFICATION OF ACCURACY AND QUALIFICATIONS

This EIR was prepared by Ogden Environmental and Energy Services Company, Inc. (Ogden). Members of the professional staff contributing to this report are listed below.

Shawna Anderson, AICP: M.A. Geography
Rick Baily: B.A. Biological Sciences
Don Barrie: M.S. Geology
Rick Carpenter: M.A. Geography
Richard Carrico: M.A. Historical Preservation
Kathleen Crawford: M.A. History
Jeffrey Fuller: B.S. Environmental Health
Brian Glenn: M.A. Anthropology
Delman James: B.A. Anthropology
Daniel Kelly: M.S. Biology
Steve Lacy: M.S. Biology
Mark Sherwin: M.S. Marine Science
Michael Slavick: B.S. Environmental Policy Analysis and Planning
Rick Tavares: M.S. Structural and Mechanical Engineering
Lori Walker: B.S. Environmental Science

We hereby affirm that to the best of our knowledge and belief the statements and information herein contained are in all respects true and correct and that all known information concerning the potentially significant effects of the project has been included and fully evaluated in this EIR.

Shawna Anderson, AICP
Project Manager

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APPENDIX A

NOTICE OF PREPARATION AND COMMENTS RECEIVED

LAUREN M. WASSERMAN
DIRECTOR
(619) 694-2962

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

MAIN OFFICE
5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (619) 694-2960

FIELD OFFICE
334 VIA VERA CRUZ
SUITE 101
SAN MARCOS
CALIFORNIA 92069-2638
(619) 591-5282

October 4, 1994

TO: Distribution List

FROM: County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123

NOTICE OF INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT REPORT, SANTA FE VALLEY SPECIFIC PLAN

The County of San Diego will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the Environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location and the probable environmental effects are contained in the attached materials.

PLEASE SEND YOUR RESPONSE TO GARY R. FINK, TELEPHONE (619) 694-3016 AT THE ADDRESS SHOWN ABOVE. WE WILL NEED THE NAME OF A CONTACT PERSON IN YOUR AGENCY. WE WILL NEED YOUR COMMENTS NO LATER THAN NOVEMBER 4, 1994. PLEASE REFERENCE THE PROJECT NUMBER WITH YOUR COMMENTS.

PROJECT TITLE: SANTA FE VALLEY SPECIFIC PLAN

PROJECT APPLICANT: COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE

DATE: October 4, 1994

SIGNATURE: Gary R. Fink

TITLE: Environmental Management Specialist III

AUTHOR\FSNOIGF.994-jcr

NOTICE OF PREPARATION FOR SANTA FE VALLEY SPECIFIC PLAN

PROJECT DESCRIPTION

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The Santa Fe Valley Specific Plan Area (SPA) encompasses an area of 3,129 acres located at the northern edge of development in San Diego County, along the border of the City of San Diego (Figures 1&2). The Santa Fe Valley SPA is bounded by the San Dieguito River Valley and a portion of Del Dios Highway on the north. The land to the south and east of Santa Fe Valley is primarily undeveloped, but planned for future development. Rural residential development is located in the Santa Fe Hills on the southern boundary of Santa Fe Valley. The planned, but only partially developed, Rancho Cielo SPA is located further to the north and west. The developed communities of Fairbanks Ranch, Rancho del Rio and Rancho Santa Fe are located to the south and west. The partially developed 4S Ranch property and Rancho Bernardo Community are to the east. The planned but undeveloped Black Mountain Ranch in the City's North City Future Urbanizing Area (NCFUA) is located to the south of Santa Fe Valley.

Access to Santa Fe Valley is from the northeast and west via Interstate 15 and Del Dios Highway. Del Dios Highway parallels the San Dieguito River for about two miles downstream from the dam at Lake Hodges. Site topography varies, with either flat or gently rolling hillsides in the central and southern portions of the site to steep canyons and ridges in the northeastern and southwestern portion of the site. Several drainages traverse the site emptying into the San Dieguito River and Lusardi Creek. Most of the project area is undeveloped and covered with scrub and grasses, except for a few dwelling units scattered throughout the SPA. Agricultural operations do exist mainly in the central, flatter portion of the site. Riparian and eucalyptus woodland exists along the many drainages.

The existing and proposed developments surrounding the Santa Fe Valley within San Diego County are generally characterized by estate and large lot high-amenity residential communities. West of the Santa Fe Valley are two exclusive residential areas, the Rancho Santa Fe and Fairbanks Ranch residential developments. In the City of San Diego NCFUA, development is planned for higher densities.

PROJECT HISTORY AND CURRENT STATUS

In 1987 the County amended the San Dieguito Community Plan to designate the Santa Fe Valley area as (21) SPA, in order to assess sensitive resources, multiple ownerships, lack of public services and locational amenities. The purpose of the (21) SPA General Plan Land Use Designation is to initiate a planning framework for a comprehensive Specific Plan text and map for the Santa Fe Valley SPA consistent with the objectives and policies established by the San Dieguito Community Plan and the County of San Diego's General Plan. The Specific Plan is intended to promote coordinated development of individual parcels consistent with policies designed to address open space and conservation, land use, circulation, community facilities, infrastructure, facility phasing and financing, as well as site planning and design guidelines.

The preparation of the Specific Plan for the Santa Fe Valley was authorized by the Board of Supervisors on December 18, 1991. The Specific Plan is to supply the necessary planning, engineering, and financing framework to support the ultimate buildout of all planned land uses for the Specific Plan Area. Development of the Santa Fe Valley Specific

Plan involved a multi-phase process with extensive property owner and public agency participation.

The Specific Plan proposes to accommodate a maximum of 1,200 residential dwelling units, with varying densities. The residential development is proposed to encompass land primarily within the SPA that has slopes of 15 percent and under. Land with slopes of 15 to 25 percent will be suitable only for hillside housing. The distribution of land uses is based upon the location of environmental, visual and cultural resources, accessibility, and major physical features.

To implement development within the SPA, individual tentative maps for proposed development projects consistent with the Specific Plan will be processed through the County Department of Planning and Land Use. As part of the Santa Fe Valley Specific Plan, three tentative maps have been submitted for consideration to allow for development in the SPA.

PROJECT CHARACTERISTICS

Prior to preparing the Santa Fe Valley Specific Plan, an environmental data base for the entire SPA was prepared. The database consists of detailed mapping of biological, paleontological and cultural resources; geology/geotechnical characteristics; viewshed analyses; and other environmental constraints. With this information, a composite environmental constraints analysis was performed to identify the constrained lands on Santa Fe Valley based on environmental considerations and the area's suitability for development.

The Santa Fe Valley Specific Plan outlines general policies and implementing measures to allow future development within the SPA consistent with the Specific Plan. The Specific Plan land use policy map identifies the location, distribution, and extent of land uses proposed in the Santa Fe Valley SPA. Proposed residential densities would allow up to 1,200 residential dwelling units. Other uses proposed include natural open space and a village center with neighborhood/convenience retail, and other community uses. Detailed plans for the Village Center have not been provided as part of the Specific Plan. Development in the SPA would be permitted with site development plans subject to design and land use compatibility review and any other environmental review that may be required. Any other development in the SPA not proposed as a part of the present project is subject to the discretionary review process.

The existing roadways in the SPA currently provide limited roadway capacity. The Specific Plan proposes circulation improvements, such as providing a multi-modal circulation system consisting of roadways; transit; and bicycle, pedestrian and equestrian trails. A number of future offsite roadway improvements are proposed to increase access to the Santa Fe Valley SPA and carrying capacity of circulation. These improvements include SR-56, proposed to run in an east-west direction south of Santa Fe Valley, connecting I-15 to I-5. As part of the Specific Plan, an intersection is proposed at Del Dios Highway and Calle Ambient crossing over the San Dieguito River.

A trail network is proposed along the San Dieguito River Valley. Open space areas within the SPA will be maintained by encouraging the clustering of residential uses and transfer of residential development rights with legal restrictions.

The Specific Plan establishes the framework for the future development of the Santa Fe Valley SPA through eight implementation components: Conservation and Public Safety Element; Land Use Element; Circulation Element; Community Services and Facilities Element; Infrastructure Element; Urban Design Element; Regulatory Provisions; and Development Phasing Process, Facilities Financing Plan, and Implementation Strategies.

These components will comprise the Specific Plan criteria under which future residential development proposals will be evaluated.

The Conservation and Public Safety Element identifies the significant environmental resources and natural hazards. This element restricts development in the 100-year floodplain and on steep slopes over 25 percent. Specific Plan policies require a Fire Management Plan, which is to include wildfire hazard severity mapping, a fuel management program, and building construction standards for fire protection. Under the Land Use Element, residential land use criteria establishes density designator for rural, low-density and estate residences, and medium density residences. The Circulation Element identifies the circulation system proposed to serve Santa Fe Valley at specified developmental thresholds and establishes transportation facilities performance standards. The Community Services and Facilities plan will determine future facility needs such as law enforcement, fire protection, animal control, child care, parks, libraries, and schools. The Infrastructure Element includes water availability, wastewater collection and treatment, storm drainage and solid and hazardous waste disposal. Under the Community Design Element, policies and implementation measures are proposed to protect scenic visual resources, ensure visual compatibility, and promote high quality design. Also a Streetscape Plan and design standards, and site planning and building design are identified.

Development phasing in the Santa Fe Valley SPA is proposed to be non-geographic. Ultimate development of the Santa Fe Valley will be phased with the ability to provide adequate public facilities and services. The character of development must also be compatible with existing land uses and plans established for adjacent areas and jurisdictions.

DISCRETIONARY ACTIONS REQUIRED

The following discretionary actions will be required to implement the project:

1. Planning Commission review and recommendation of approval of the Santa Fe Valley Specific Plan and certification of the Environmental Impact Report (EIR).

2. Board of Supervisors adoption of the Santa Fe Valley Specific Plan and certification of the EIR.

3. Planning Commission and Board of Supervisors review of three tentative maps submitted concurrently with the SPA.

ENVIRONMENTAL ISSUES TO BE DISCUSSED

The EIR for the Santa Fe Valley Specific Plan will address the following issues identified as potentially significant:

Biological Resources

The eleven main vegetation categories identified in the SPA during the field surveys were: coastal sage scrub, coyote bush scrub, chaparral, coastal sage/chaparral, grassland, riparian forests, riparian scrub, freshwater marsh, vernal pools, disturbed wetlands, potential wetlands, open water, natural floodchannels/streambeds, jurisdictional habitat or unvegetated "waters of the US.", coast live oak woodland, and rock outcrops. The project site has a large concentration of high quality coastal sage scrub that supports an abundance of sensitive species, including over 73 adult pairs of the threatened California gnatcatcher.

There are various wetland habitat areas onsite such as the San Dieguito River, Lusardi Creek, irrigation ponds, and stands of freshwater marsh north of Artesian Road. These wetland areas represent high value wildlife habitat, which supports numerous wildlife species, including a variety of birds, mammals and amphibians. Open water occurs primarily as irrigation ponds or impoundments in the south-central study area where much of the land is currently used for intensive agricultural purposes such as nurseries and orchards.

The Santa Fe Valley SPA and adjacent lands form an important center connecting several significant natural open space areas in the region. At the northern border of the SPA, lies the San Dieguito River Park planning area which will ultimately form a continuous, undeveloped open space connection from the Pacific Coast to the Cuyamaca Mountains, via the San Dieguito River. Intervening habitat between the San Dieguito River Valley and open space along Lusardi Creek and La Jolla Valley as well as large undeveloped tracts of land that extend into Carlsbad and San Marcos form a continuous open space network. The San Dieguito River Valley and Lusardi Creek are considered significant wildlife corridors through this area for species such as mule deer, mountain lion, and bobcat.

Fourteen plant species listed as sensitive by the California Native Plant Society (CNPS) were identified in the study area and twenty-nine sensitive animal species were detected within the study area.

Areas of high biological sensitivity in the Santa Fe Valley SPA include, the San Dieguito River Valley wildlife corridor; high quality wetlands including riparian forests, riparian scrub, freshwater marsh, vernal pools, and disturbed wetlands; and large expenses of coastal sage scrub especially in the southeastern and northwestern portions of the site.

The development of 1200 residential units, project roadways, and other proposed land uses (e.g. golf course) would reduce the amount of natural habitat on-site. Development on the site could result in removal of sensitive plants. New roadways or structures may act as barriers to the normal replenishment of existing species and could affect the function of the significant wildlife corridors through this area. The density, and possibly the diversity, of the project site's fauna would be affected through project construction and human habitation. Sensitive animal species may be reduced as their habitat is destroyed or disturbed by development. Proposed development within areas that contain coastal sage scrub could result in the "take" of the California gnatcatcher, a federally listed threatened species.

Cultural Resources

The results of an intense cultural resource field survey identified 93 previously and newly recorded archaeological resources, including prehistoric and historic sites on the Santa Fe Valley SPA. These sites ranged from prehistoric scatters of lithic tools and debris to extensive occupation locales to historic artifact scatters, deposits and structural features. The bulk of these sites are located along the San Dieguito River or associated with intensive quarry activities in the northeast portion of the project area. The culturally significant "Harris Complex" is located on the Santa Fe Valley SPA along the San Dieguito River Valley. The project may potentially affect the Harris Complex and other archaeological sites. Due to the potential impacts related to this project, a complete investigation is required per Appendix K of CEQA Guidelines and the County's Resource Protection Guidelines.

Geology/Geotechnical

The Santa Fe Valley study area is situated in the coastal section of the Peninsular Ranges Geomorphic Province. In general, the province consists of rugged mountains underlain by Mesozoic igneous and metamorphic rocks to the east, and a dissected coastal plain underlain by Cenozoic sediments to the west. The project investigation revealed that the site is underlain by basement rocks consisting of Jurassic metavolcanic and Cretaceous granite rock and by overlying sedimentary rocks ranging from Cretaceous to Pleistocene in age.

Short term construction activity may expose soils to wind and water erosion. Grading activity may affect the site's drainage channels through erosion and sedimentation. Although no geologic hazards (i.e., active faults) exist on-site, the site is located in a tectonically active seismic area. Local and distant active faults may expose persons to hazardous situations caused by ground shaking, landslides, ground failure, or other hazards.

Air Quality

The addition of residential, commercial, and recreational land uses and roadways on the project site would increase vehicular activity. Vehicular emissions represent the primary source of air pollution to San Diego's air basin. The automobile trips generated from the project development would add to the deterioration of the regional and local ambient air quality. It is anticipated that most air quality impacts will be a result of the expected increase in vehicular traffic. There are no expected project associated activities that will create objectionable odors or the alteration of air movement, moisture, temperature, or any changes in climate either locally or regionally.

Hydrology

Two major drainages travel through the project site: Lusardi Creek and the San Dieguito River as well as several other smaller drainages. Construction activities and development may increase sedimentation and erosion, which may affect the water quality of existing drainages. The project is not expected to change currents or course or direction of water movements, but could affect existing drainage patterns and absorption rates. Storm water runoff will inevitably increase with development as permeable ground primarily in natural or agricultural uses is transformed into impervious rooftops, streets, and other impervious surfaces. The 100-year floodplain of the San Dieguito River and the dam inundation area for Lake Hodges both lie within the SPA. The 100-year floodplain and the dam at Lake Hodges both have the potential of water-related hazards in the SPA. A proposed bridge crossing the San Dieguito River may also affect the hydrology of the river.

Paleontological Resources

The areas on the site with the greatest potential for paleontological resources exists within the Mission Valley Formation, which has a medium to high resource sensitivity and is located along the southern boundary line of the Santa Fe Valley Specific Plan Area, at the County of San Diego/City of San Diego property line. Other areas where paleontological resources may exist are in those areas underlain by Terrace Deposits, including the San Dieguito River basin and associated tributaries, which has a moderate resource sensitivity. Lastly, potential resources may exist in the central portion of the project site underlain by the Delmar Formation, which also has a moderate resource sensitivity.

Development in the SPA is likely to affect the paleontological resources, especially in the Mission Valley Formation. Project impacts associated with construction, such as excavation, could potentially cut into geological deposits within which fossils are buried. These impacts are generally in the form of physical destruction of fossil remains. Other impacts might include burial of a fossiliferous locality by fill operations, fossil collecting by amateur collectors, or heavy landscaping of park areas.

Noise

The existing ambient noise level on the project site is low. The only major source of noise is from vehicular traffic on Del Dios Highway which passes through and adjacent to Santa Fe Valley. Construction activities and project-generated vehicular traffic will increase the existing noise levels on and around the project site. Increases in noise levels may affect existing residences as well as wildlife on the site. Project associated noise increases may exceed County standards and in turn may impact sensitive noise receptors. Attenuation of noise levels from all sources, to below 60 CNEL will be required to avoid significant noise impacts.

Light and Glare

Currently because of the lack of urban development on Santa Fe Valley, few light sources exist that cause light and glare effects. Development would produce new light and glare in the project area from street and building lighting.

Land Use

Most of the Santa Fe Valley site is presently agricultural or open space. Upon project approval, the site's existing land uses would be replaced by new land use such as residential and recreational uses, roadways, and a village center. Increased population on the site will increase the demand for recreational opportunities, such as parks and open space areas. Development of the site may potentially decrease agricultural land use. Issues such as land use compatibility, phasing, and design will be components of the Specific Plan. Land uses in the Santa Fe Valley Specific Plan are proposed to be compatible with the primarily low and estate density residential character of adjacent development in the San Dieguito Community Planning Area and with the planned San Dieguito Valley River Park. However, the existing character of the site will change from agricultural and a few scattered homes, to a more intensive pattern of development.

Population and Housing

The Specific Plan proposes the addition of 1,200 residential dwelling units to the site which would represent a population increase of approximately 3,600 persons, assuming an average of three persons per household. This increase will add to the demand for public and social services, schools, amenities, parks and additional traffic circulation.

Transportation/ Circulation

The current uses on the site generate minimal vehicular trips. The project would substantially increase the vehicular movement on-site and in the general vicinity as a result of new residential, commercial, and recreational development. Project implementation would also increase other forms of traffic such as pedestrian or bicycle traffic, which are not currently serviced. Implementation of the Specific Plan would also create the need for

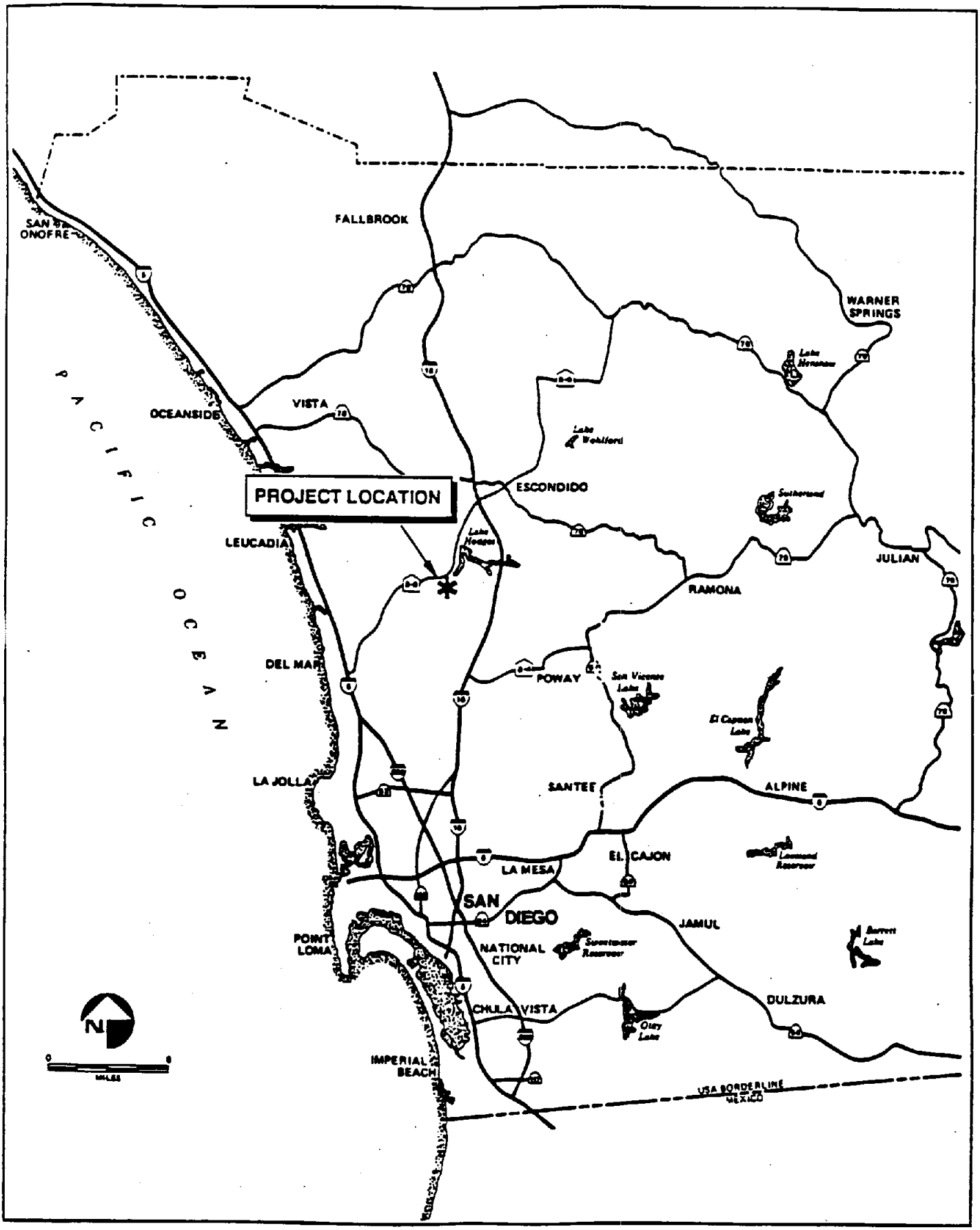
additional parking. Present circulation patterns would be altered to accommodate new development and vehicular demand. Along with additional traffic, traffic hazards to motor vehicles, bicyclists, or pedestrians would also increase.

Public Services/Utilities

The demand for all public services would be expected to increase as a result of project implementation. The addition of residential units and the village center will increase the need for fire and police protection. The demand for public schools and parks on-site would also increase. New roadways will require increased maintenance. The project may also create an increased demand for other governmental services, such as social services.

Visual Quality/Landform Alteration

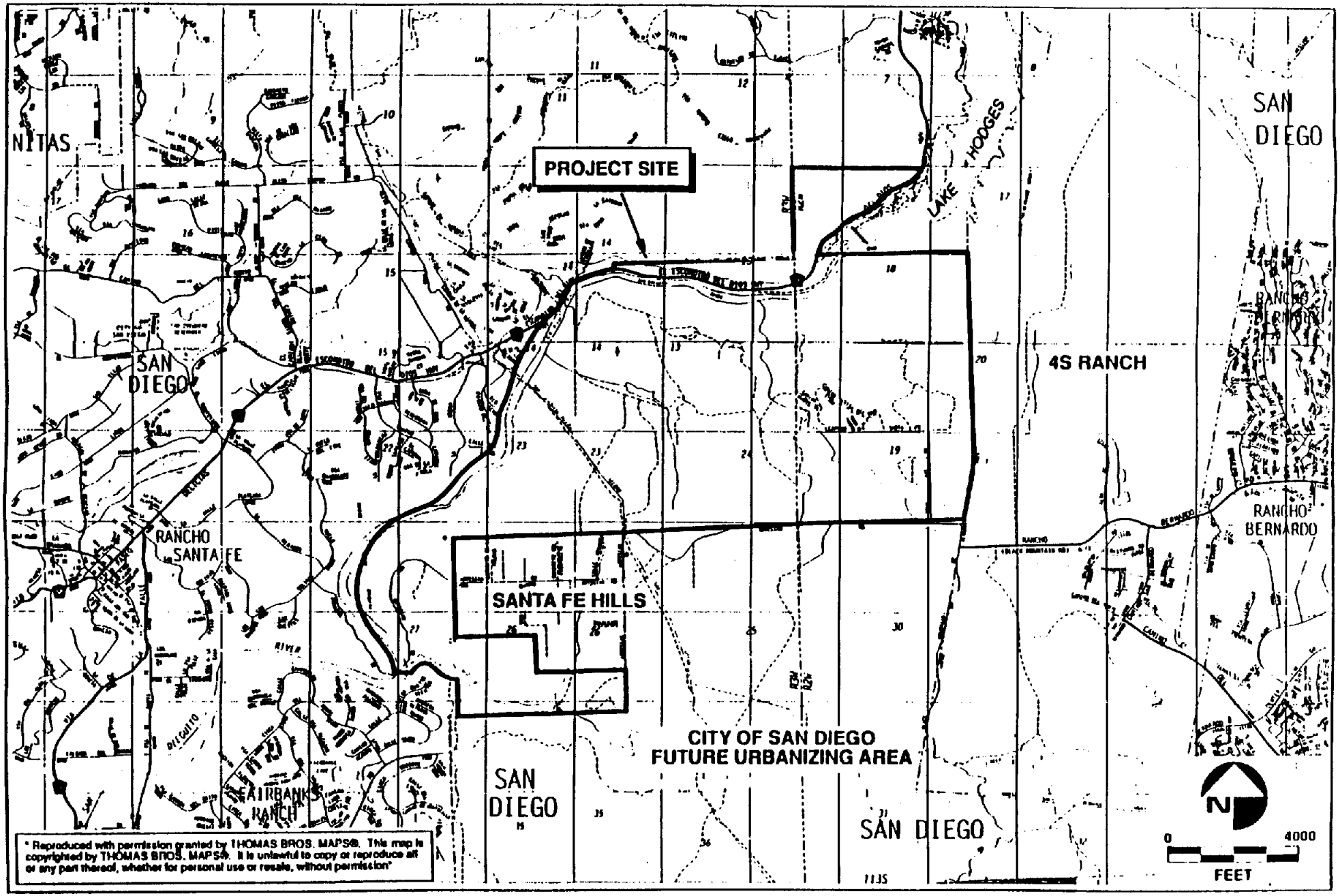
The project site is relatively undeveloped and visible from surrounding areas such as the Del Dios Highway and nearby communities. The project would visually alter the site's existing landscape from open space and agricultural uses to residential uses and roadways. Grading would be required to construct roadways, parks, and housing pads which may alter the existing landform. The site is visible from the San Dieguito River Valley which is approved as a park through the project site. Del Dios Highway is considered a scenic highway according to the San Dieguito Community Plan. Views to the site from Del Dios Highway and the San Dieguito River Valley could be altered from implementation of the Specific Plan.



OGDEN

Regional Location of Project Site

FIGURE 1



OGDEN

Vicinity Map

FIGURE

2

AILING LIST
ANTA FE VALLEY EIR

Coast Info. Center
. Lynn Christensen
an Diego State University
San Diego, CA 92182-0436

SD County Archaeo. Soc.
tn: Jim Royle
O. Box A-81106
an Diego, CA 92138

udubon Society
Attn: Norma Sullivan
21 Morena Boulevard
in Diego, CA 92110

ke Flynn
unland Communities
3910 University Ctr. Lane
uite 300
n Diego, CA 92122

ant Society
ego Chapter
O. Box 1390
San Diego, CA 92112

California Regional
ater Quality Control Board
71 Clairemont Mest Blvd., #B
an Diego, CA 92124-1331

Jltrans, District II
2829 Juan Street
n Diego, CA 92110

izens Coordinate for Century 3
n: Karen Scarborough
549 El Prado, Balboa Park
n Diego, CA 92101

ate Dept. of Fish & Game
n: Fred Worthley
Golden Shore, #50
Beach, CA 90802

U.S. Fish & Wildlife Service
Attn: Nancy Gilbert
2730 Loker Avenue West
Carlsbad, CA 92008

Diane Coombs
San Dieguito River Park JPA
401 "B" Street
San Diego, CA 92130

San Dieguito Planning Group
Attn.: Paul Marks
P.O. Box 2789
Rancho Santa Fe, CA 92067

Alice Goodkind
Friends-San Dieguito River Valley
P.O. Box 973
Del Mar, Ca 92014-0973

Jim Hare, Planning Director
Rancho Santa Fe Association
P.O. Box A
Rancho Santa Fe, CA 92067

Ann Fathy
400 W. Broadway, Suite 400
San Diego, CA 92101-3542

J. Michael McDade
Sullivan, Cummins, Wertz,
McDade, Roberts, & Wallace
945 Fourth Avenue
San Diego, CA 92101

Jinny Uybungco
CA Indian Legal Services
120 W. Grand Avenue #204
Escondido, CA 92025

Melanie Denninger
CA Coastal Conservancy
1330 Broadway, Suite 1100
Oakland, CA 94612

Clarence Brown
P.O. Box 308
Alpine, CA 91901

Veronica Seay
League of Women Voters
982 Santa Florencia
Solana Beach, CA 92075

U.S. Dept. of the Interior
Bureau of Indian Affairs
3600 Lime Street, #722
Riverside, CA 92051

State Dept. of Parks and Rec.
1333 Camino del Rio South, #200
San Diego, CA 92108

SANDAG, MS 56
Attn: Janet Fairbanks
401 "B" Street
San Diego, CA 92103

San Diego Sierra Club
Attn: Linda Michael
3820 Ray Street
San Diego, CA 92104

Karen Johanson
Rncho Bernardo Plng. Board
12135 Avendia Sivrita
San Diego, CA 92128

Phil Pryde
Council of Env. Organizations
5377 Redding Road
San Diego, CA 92115

Dennis M. Moser
Kelwood Development Company
10840 Thornmint Rd., Ste. 110
San Diego, CA 92127

John Fox
Rncho del Rio Homeowners Assn.
P.O. Box 170
Rancho Santa Fe, CA 92067

Dave Abrams
Fairbanks Ranch Association
P.O. Box 8166
Rancho Santa Fe, CA 92067

:ate Clearinghouse
ffice of Planning & Research
400 Tenth Street, Room 121
acramento, CA 96010

.S. Army Corps of Engineers
os Angeles District
O. Box 2711
os Angeles, CA 90053-2325

am Slater
istrict 3 Supervisor
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ounty Counsel
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S A12

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ine Rast
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tn: Dwight Smith
quid Waste Division
S 0336

bert Wertz
PW - Land Development
S 0336

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) County APCD
S 0176

unty Sherrif Dept.
S 041

na Noah
W Env. Services

Bill Stocks
DPLU - Community Planning
MS 0650

Marina Brand
DPLU - Regional Planning
MS 0650

Ann Hicks
DPW - Special Districts
MS 0346

Karen Burger
San Dieguito Land Conservancy
725 N. Granados Street
Solana Beach, CA 92075

City of Escondido
Planning Department
201 North Boradway
Escondido, CA 92025-2798

Bill Tippets
State Dept. of Fish & Game
1350 Front St. Rm. 2041
San Diego, CA 92101

Sharryn Mounts
Santa Fe Hills Association
P.O. Box 80068
San Diego, CA 92121

Bryan Grunwald
Pier 33 North
San Francisco, CA 94111

Jeff Moncrief
SD County Water Authority
3211 Fifth Avenue
San Diego, CA 92104

Rancho de los Penasquitos
P.O. Box 29010
San Diego, CA 92129

San Diego Gas & Electric

Santa Fe Hills Landowners Assn.
P.O. Box 8665
Rancho Santa Fe, CA 92067

Construction Ind. Federation
6336 Greenwich Drive
San Diego, CA 92122

Tom Weber
Weber Associates
8316 Clairemont Mesa Blvd., #211
San Diego, CA 92111

Edward McCrink
P.O. Box 1429
Rancho Santa Fe, CA 92067

Jan Fuchs
San Dieguito River Conservancy
3744 Newcrest Point
San Diego, CA 92130

Pamela Marks
Del Dios Town Council
20215 Beach Lane
Escondido, CA 92025

Andy Watson
City of San Diego
Planning Department
202 "C" Street, 4th Fl.
San Diego, CA 92101

Ellen Bauder
Nature Conservancy
4824 Point Alto
La Mesa, CA 91941

Alicia Krouse
Poway Unified School District
13626 Twin Peaks Road
Poway, CA 92064

Mike Castanos
Solana Beach School District
309 N Rios Avenue
Solana Beach, CA 92075

lia Dugan, Area Manager
reau of Land Management
O. Box 2000
orth Palm Springs, CA 92258-2000

Larry Spergel, M.D.
909 Hyde St., Ste. 325
San Francisco, CA 94109

ondido Union High School District
0 S. Maple
condido, CA 92025

Lois Jones
San Dieguito Planning Group
Santa Fe Valley Chair
P.O. Box 2789
Rancho Santa Fe, CA 92067

c Hall
n Dieguito High School District
0 Encinitas Blvd.
cinitas, CA 92024

n Stark
ncho Vista Ltd.
O. Box 9992
n Diego, CA 92169

nald White
ase One Development
ite F

law
ue de Roark
olla, CA 92037

ward Golem
654 Artesian Road
n Diego, CA 92127

san Investments, Inc.
025 Chicago Street
n Diego, CA 92117

ons Family Trust
07 Fortuna Ranch Rd.
livenhain, CA 92024

zzy Family Trust
2 Hershel Ave., Suite O
olla, CA 92037

att Sokach
034 Budwin Lane
vay, CA 92074

SDG&E San Diego Gas & Electric
P.O. BOX 1831 • SAN DIEGO, CA 92112-4150 • (619) 696-2000

October 6, 1994

FILE NO

Joe Cibit
County of San Diego
Planning Department, MS 0650
5201 Ruffin Road
San Diego, CA 92123

RE: Santa Fe Valley Notice of Preparation of Environmental Impact Report

Dear Mr. Cibit:

Enclosed is a brochure which was developed by SDG&E, in cooperation with the U.S. Fish and Wildlife Service and the Cal. Dept. of Fish & Game, which outlines operational protocols for SDG&E field crews working in natural areas. We believe that by following these protocols, SDG&E field operations may continue without impacting sensitive habitat.

I found the information you shared with me regarding the possibility of shifting the wildlife corridor from the current position to the area of the SDG&E easement to be very interesting. While we would very much like to see our subsidiary (Phase One) have a successful project, SDG&E also has a responsibility to its ratepayers to protect the land rights in, and access to, the transmission corridor. Therefore, I'd like to stress again that SDG&E should be involved in all further discussions of this proposal.

Thank you for taking the time to speak with me today. I can be reached at (619) 696-2421 if you need any additional information.

Sincerely,
San Diego Gas & Electric

Stella Holland

Stella A. Holland
Land Planner

enclosures: Brochure

San Diego County Archaeological Society

Environmental Review Committee

October 15, 1994

To: Mr. Gary R. Fink
Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, California 92123

Subject: Notice of Preparation of a Draft Environmental Impact Report
Santa Fe Valley Specific Plan

Dear Mr. Fink:

Thank you for the subject Notice of Preparation, which was received by SDCAS earlier this month.

We look forward to reviewing the DEIR and the cultural resources technical report(s) for the project when they are distributed. Aside from our normal interest in the treatment of archaeological resources which may be impacted by the project, is the project's respect of the C. W. Harris Archaeological District. As you are well aware, SDCAS has previously nominated this district for County Landmark and National Register of Historic Places status. While the County process was deferred pending the preparation of this SPA, the district was determined eligible for the National Register by the Keeper of the National Register earlier this year. We therefore request that a copy of the DEIR and cultural resources appendices also be sent to the SHPO when the public distribution is made.

The San Diego County Archaeological Society appreciates this opportunity to continue to participate in the County's environmental review process for this project.

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
file

POWAY UNIFIED SCHOOL DISTRICT

13626 TWIN PEAKS ROAD • POWAY, CA 92064-3098
(619) 748-0010 • (619) 586-7500 • FAX (619) 748-1342

"... serving the communities of Poway, Rancho Bernardo, Rancho De Los Penasquitos, Sabre Springs, and Carmel Mountain Ranch"

DR. ROBERT L. REEVES
SUPERINTENDENT OF SCHOOLS

PLANNING
A...cia Kroese, D...ector
(619) 679-2570

October 18, 1994

Mr. Gary R. Fink
Environmental Management Specialist III
Department of Planning and Land Use
San Diego County
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Dear Mr. Fink:

NOTICE OF INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT REPORT
SANTA FE VALLEY SPECIFIC PLAN

Thank you for your October 4 correspondence regarding notice of intent to prepare the draft Environmental Impact Report for the Santa Fe Valley Specific Plan area. The School District has been meeting and working with a number of area property owners and consultants for owners and the County over the past eighteen or so months. Page 7 of your project description addresses Public Services/Utilities. On September 14, I wrote Joan Vokac, Chief Facility Planner, requesting that the Santa Fe Valley Specific Plan include in its section addressing Educational Facilities, a statement about County Ordinance No. 7966 relating to the mitigation of school fees.

Because neither State nor local funding can be expected to pay for capital facilities needs anticipated from student growth from the Santa Fe Valley, funding for new schools and associated related support facilities must come from new development. County Ordinance No. 7966 was adopted by the County Board of Supervisors in September 1991 "...to ensure that adequate educational facilities are available concurrent with new development..."

Because the Santa Fe Valley Specific Plan Area contains several school districts, to avoid confusion at a later date, the districts ask that at the time the County approves a tentative map, the developer, in conjunction with the County Assessor's Office, provide the District with a parcel map indicating school district boundaries by lot line. Thus, if there are any boundary issues that the District deems problematic, they can be addressed at that time. If this issue is not appropriate for the environmental document, please let me know.

Please find enclosed a copy of my correspondence to Joan Vokac which discusses the project's impacts and proposed mitigation. You may wish to use some of this information as you see appropriate. If you would like to further discuss the School District's needs, please call me at 679-2570. I would be happy to review any proposed language in your document before it goes to press. This might permit us to limit comments in a final document.

Sincerely,

Alicia Kroese
Director of Planning

Enclosure
cc: Eric Hall, Business Manager, San Dieguito School District
Mike Castanos, Director, Business/Personnel, Solana Beach School District

POWAY UNIFIED SCHOOL DISTRICT

13626 TWIN PEAKS ROAD • POWAY, CA 92064-3098
(619) 748-0010 • (619) 586-7500 • FAX (619) 748-1342

"... serving the communities of Poway, Rancho Bernardo, Rancho De Los Penasquitos, Sabre Springs, and Carmel Mountain Ranch"

PLANNING
Alicia Kroese, Director
(619) 679-2570

September 14, 1994

Ms. Joan Vokac
Chief Facility Planner
Department of Planning and Land Use
San Diego County
5201 Ruffin Road, Suite B
San Diego, CA 92123

Dear Joan:

SUBJECT: SANTA FE VALLEY SPECIFIC PLAN

In response to our August 31 meeting at the County Offices with you, Ali Shapouri, Kathy Cresto, and Joe Cibit, the Poway Unified School District is hereby submitting its comments to be included in Chapter 6, Public Safety, Services and Facilities Element of the Santa Fe Valley Specific Plan.

The District is requesting that *6.2 EDUCATIONAL FACILITIES* include a statement about County Ordinance No. 7966, adopted on September 11, 1991, relating to the mitigation of the impact of legislative action on school facilities. Would it be possible to say the purpose and intent of this Ordinance is to "ensure that adequate educational facilities are available concurrent with new development..."

While the County of San Diego will provide most public services and facilities in the Santa Fe Valley Area, there are some exceptions. For example, utilities (gas & electric) will be provided by San Diego Gas & Electric and educational services must be provided by the impacted school districts. Financing schools will be the most difficult issue relating to providing public facilities needs. State nor local funding for school construction can reasonably be expected, and because capacity is not available in existing schools, funds for new school buildings must come from new development. However, even when the source of funds is resolved, questions remain about timing of school site acquisition and construction so that new schools can be provided when the need occurs and can be operated efficiently. The section titled Implementation under *Policy CS-1*, is included to address these questions. (See Exhibit "E")

The Santa Fe Valley Specific Plan Area contains several school districts offering a variety of educational services in the San Dieguito Community Plan. Historically, increased enrollment has impacted the Districts and they are currently at or exceeding facility capacities.

APPENDICES BOUND SEPARATELY

(Available at County of San Diego Department of Planning and Land Use)

Appendix C – Biological Resources Technical Report

Appendix D – Cultural Resources Technical Reports for Santa Fe Valley Specific Plan, Balcor Tentative Map, and Bernardo Lakes Tentative Map

Appendix E – Traffic Technical Report

The districts Servicing Santa Fe Valley are:

Elementary School Districts:

- Solana Beach (K-6)
- Rancho Santa Fe (K-8)
- Escondido Union (K-8)

Secondary School Districts:

- San Dieguito (7-12)
- Escondido (9-12)

Unified School Districts:

- Poway (K-12)

After your comments and information which discuss student generation factors, it would be appropriate to add the following:

In the Poway Unified School District, existing school facilities may not be adequate to accommodate the additional student enrollment resulting from the Santa Fe Valley Project. At the current time, all schools within close proximity are at or over capacity. Therefore, the District reserves the right to transport students to other schools within District boundaries where classroom facilities may be available. The District cannot guarantee that students generated from this project would attend existing schools closest to their homes. (See Exhibit "A" with map)

Existing school district boundaries divide the existing and projected student population in the area, resulting in the inability of a single school district to create enough demand to support the construction of new schools in the Santa Fe Valley Specific Plan Area. Initial attempts to realign school district boundaries as part of the Specific Plan process were not successful.

The Poway Unified School District would suggest that you change the first paragraph on page 4 of your document to read as follows:

> As shown in table 6-1, the largest number of elementary, middle, and high school students in the Santa Fe Valley project would be generated within the Poway Unified School District.

The Board of Education of the Poway School District requires all developer/owners of new development to provide full mitigation for the impact of their new developments pursuant to Board Policy 6.31 "School Facility Assessments and Fees on New Development", Policy 6.32, "Acquisition of Sites", and Policy 6.33, "School Size" are shown as Exhibits "B", "C", and "D" respectively. Anticipated school needs resulting from the Santa Fe Valley Development for the Poway Unified School District are summarized in Table 6.1, with additional detail provided in Table 6.2. Attached as Exhibit "E" to this letter you will find the implementing principles required by Poway Unified School District for determining the needs and financing for school facilities. We request that it be included in the Santa Fe Valley Specific Plan document.

The information provided in this letter and its attachments is subject to the approval of the Poway Unified School District Board of Trustees. I look forward to meeting with you, your staff and Bill Taylor, if necessary, to discuss our request. At that time, I would like to discuss how District staff will proceed with presenting an update of the County Future Urbanizing Area planning efforts to our School Board. This letter shall not be construed as providing any approval by the Poway Unified School District for the Santa Fe Valley Specific Plan. Only our Board of Education can provide this approval.

Sincerely,

Alicia Kroese
Director of Planning

cr
cc: Eric Hall
Mike Castanos
24-95

EXHIBIT "A"

POWAY UNIFIED SCHOOL DISTRICT
CURRENT ENROLLMENT AND CAPACITY REPORT
SCHOOLS LOCATED WITHIN CLOSE PROXIMITY TO
SANTA FE VALLEY

SCHOOL	PERM CAP	ENROLL 9/15/94	STUDENTS OVER PERM CAPACITY	PERCENTAGE OVER PERM CAPACITY
Westwood Elementary (K-5) 17449 Matinal Road San Diego, CA 92127-1299	677	1,025	348	51%
Turtleback Elementary (K-5) 15855 Turtleback Road San Diego, CA 92127-2044	695	751	56	8%
Bernardo Heights Middle (6-8) 12990 Pasco Lucido San Diego, CA 92128-4479	1,344	1,643	299	22%
Rancho Bernardo High (9-12) 13010 Pasco Lucido San Diego, CA 92128-4499	2,169	2,543	374	17%

24-95
9/13/94

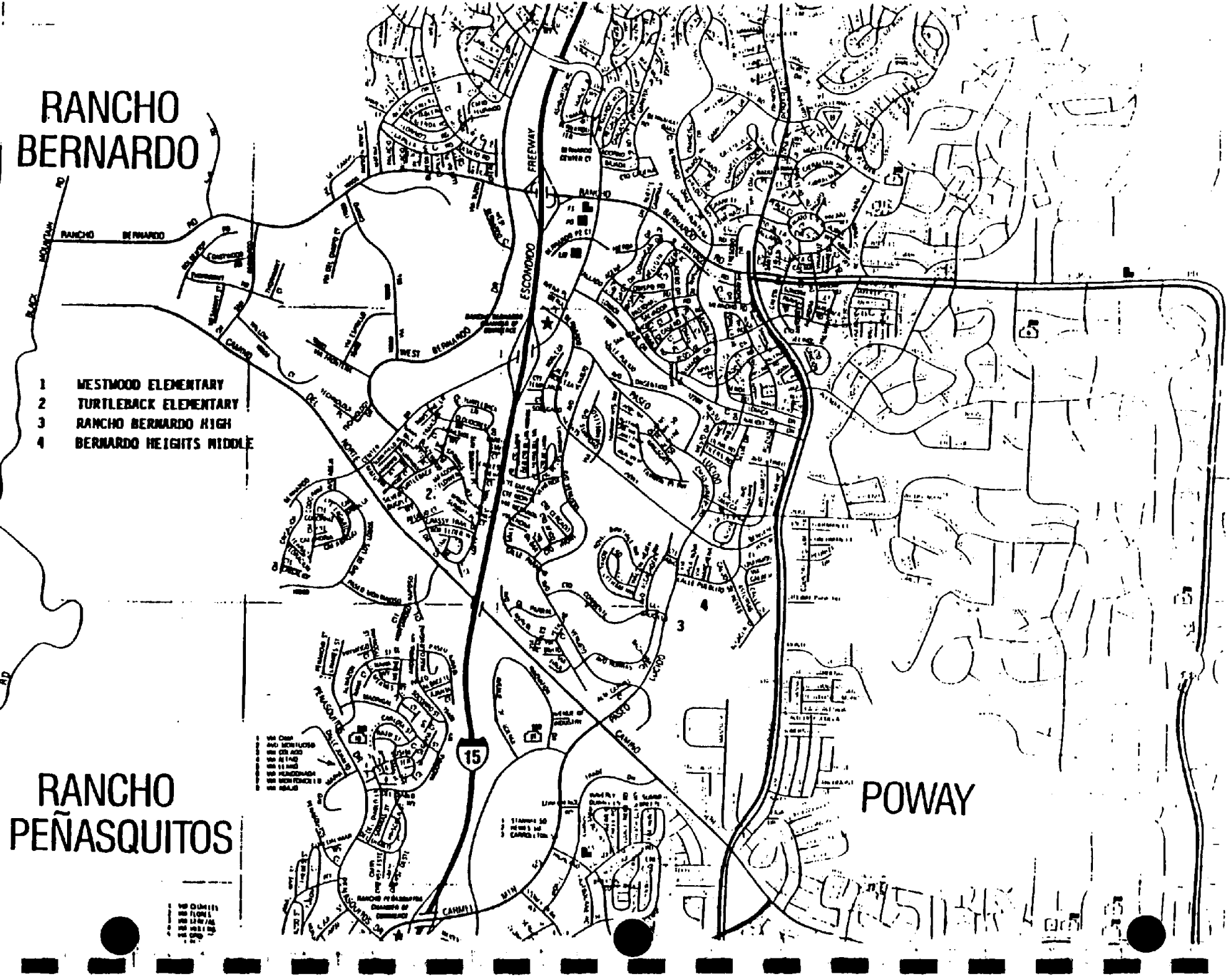
RANCHO BERNARDO
1 WESTWOOD ELEMENTARY
2 TURTLEBACK ELEMENTARY
3 RANCHO BERNARDO HIGH
4 BERNARDO HEIGHTS MIDDLE
RANCHO PEÑASQUITOS
POWAY
ESCONDIDO FREEWAY
15

EXHIBIT "B"

POWAY UNIFIED SCHOOL DISTRICT
BOARD POLICY

Originator: Assistant Superintendent, BSS

Issue No.: 34 Date: ~~6/27/94~~ 8/15/94 Page 1 of 1

ARTICLE: 6.0 BUSINESS SUPPORT SERVICES

6.31 PLANNING DEPARTMENT

Reference: Gov't Codes 53311,50077,53080, 65995, A.P. 6.31.
CA Code Art XIIIA, Sect. 4

SECTION 6.31 SCHOOL FACILITY ASSESSMENTS AND FEES ON NEW DEVELOPMENT

The Board of Education shall, on a due diligence and best effort basis, if feasible, assess any residential and commercial property to be developed within the boundaries of the Poway Unified School District, but not within the boundaries of Community Facilities District No. 1, an amount not less than the maximum amount permitted by law.

It is the Board's intent not to have new development negatively impact the quality of education for existing or future students living in the previously developed areas of the District. Therefore, full mitigation of all future capital facilities needs resulting from new development shall be provided by the developers/owners of property to be developed if state or other funding is not available. Projects shall not be unreasonably delayed to await receipt of state or other funds. Full mitigation includes but is not limited to the costs of the following:

Planning
Land Acquisition
Construction
Testing and Inspection
Furniture and Equipment
Landscaping

Additionally, capital facilities to be provided shall include not only the necessary school facilities but directly related support facilities such as administrative, warehouse, maintenance, transportation, and related facilities as determined by the District.

EXHIBIT "C"

POWAY UNIFIED SCHOOL DIS .ICT
BOARD POLICY

Originator: Ass ant Superintendent, BSS

Issue No.: 2 Date: 10/14/91 Page 1 of 1

RTICLE: 6.0 BUSINESS SUPPORT SERVICES

6.30 PLANNING DEPARTMENT

Reference: E.C. 39100-39032. A.P. 6.32.1

SECTION 6.32 ACQUISITION OF SITES

The Planning Department shall develop and maintain a current long-range master plan for the orderly establishment of school facilities to meet the changing needs of the District.

All school sites considered for acquisition by the District shall be selected in accordance with all applicable laws, rules and regulations. All efforts shall be directed toward identifying sites sufficiently in advance of need. In addition, whenever development studies are undertaken by land owners, developers, or planning departments, a suitable number of school sites shall be identified in the area master plan and reserved for the School District.

School sites shall be selected to serve a specific attendance area in the best possible manner and to permit the maximum number of students to be within walking distance of the school.

The Board desires that the District pay fair market value for sites being acquired. The offering price will be determined by employing one or more licensed appraisers to prepare a written estimate of the market value of the property. Insofar as is possible, all site purchases will be effected through negotiation; however, in the event that agreement on price cannot be reached, the Board will be prepared to initiate ndemnation action to acquire the property under its right of eminent domain.

Optimum School Site Sizes:

Grade Level	Minimum Size
Elementary	10 net usable acres
Middle	25 net usable acres
High School	50 net usable acres

EXHIBIT "D"

POWAY UNIFIED SCHOOL DISTRICT
BOARD POLICY

Originator: Asst. Superintendent, Business Services
Issue No: 1 Date: 6/21/82 Page 1 of 1
Reference:

ARTICLE 6.0 FACILITY DEVELOPMENT

SECTION 6.33 School Size

The Board of Education has determined that school size affects the quality of education and operational efficiency of the District. Research, common sense, and community preference suggest approximate minimum and maximum sizes which the Board hereby adopts as guidelines for District operation. When schools reach the minimum or maximum levels provided herein, the Board shall seek appropriate recommendations from the Superintendent to resolve underutilization or overcrowding of the schools.

	Minimum	Optimum	Maximum
K-5	360	500 - 600	800
6-8	600	900 - 1,100	1,400
9-12 (excluding continuation school)	1,200	1,600 - 2,000	2,400

EXHIBIT "E"

POWAY UNIFIED SCHOOL DISTRICT
SANTA FE VALLEY SPECIFIC PLAN
IMPLEMENTING PRINCIPLES

I. FINANCING

1.1 Prior to approval of any discretionary permits, Santa Fe Valley property owners shall reach agreements with Poway Unified School District to finance the development project proportionate share of the cost of needed school facilities and related needs pursuant to School Board Policy No. 6.31, School Facility Assessments and Fees on New Development.

1.2 No discretionary permits shall be approved by the Board of Supervisors without concurrent adoption of a purchase agreement that commits owners of a designated school site to sell those sites to the School District. The purchase agreement shall set the price so that it is equal to the market value of the site based on uses allowed by zoning regulations in place prior to the time the Santa Fe Valley Specific Plan is adopted, plus interest paid at an agreed-upon rate from the date of the agreement to the date of the actual purchase. The purchase agreement(s) shall specify that if the School District purchases the land at the stated price, the owner(s) will be permitted to develop the remainder of their property as specified in the Specific Plan subject to relevant County, State, and Federal regulations.

1.3 All public school sites are to be precisely located in the Specific Plan based on site standards established by the Poway Unified School District and the State of California.

1.4 Financing mechanisms for the County Future Urbanizing Area school facilities should be capable of reliably raising revenues needed for construction of school facilities identified.

1.5 Timing of the completion of school construction for portable and permanent classrooms and associated facilities is to be dictated by enrollment thresholds established by School Board Policy with schools suitable for occupancy at the time student generation reaches the relevant threshold from the designated attendance area for each school.

1.6 For the period during which the County Future Urbanizing housing units are occupied, but the minimum enrollment for new schools has not been met, students living in the Santa Fe Valley will attend pre-existing schools. In order to make this possible, developer contributions to the cost of adding temporary school facilities and/or providing school transportation will be required.

ROBERT R. COPPER
DIRECTOR
(619) 694-3030

County of San Diego

DEPARTMENT OF PARKS AND RECREATION

5201 RUFFIN ROAD, SUITE P SAN DIEGO, CALIFORNIA 92123-1699

October 19, 1994

TO: Gary R. Fink, Environmental Management Specialist III
Department of Planning and Land Use

FROM: Andrew R. Bishop, Senior Park Project Manager
Department of Parks and Recreation

SUBJECT: NOTICE OF INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SANTA FE VALLEY SPECIFIC PLAN

This is in response to your letter of October 4, 1994, issuing a Notice of Intent to prepare a Draft Environmental Impact Report (DEIR) for the Santa Fe Valley Specific Plan (SPA). It is our understanding that the proposed project will encompass 3,129 acres and will include a maximum of 1,200 residential dwelling units.

The development of up to 1,200 dwelling units will result in an increased need for local park facilities. The DEIR should identify the project's impacts on parks and recreation, and how these will be mitigated. The discussion should address how the project will satisfy both the requirements of the Park Lands Dedication Ordinance as well as the park land goals and objectives contained in the San Dieguito Community Plan and the Recreation Element of the General Plan.

The proposed project may also have an impact on the San Dieguito River Park. Since the San Dieguito River Park planning area is located at the northern border of the SPA, the DEIR should also include a discussion of potential impacts and proposed mitigation to the River Park.

If you have any questions, please contact Matt Bohan at (S50) 694-3430.

Andrew Bishop

ANDREW R. BISHOP, Senior Park Project Manager
Parks and Recreation Department

ARB:MB:cw

SAN DIEGO COUNTY SHERIFF'S DEPARTMENT

JIM ROACHE, SHERIFF

AGENCY RECOMMENDATION

October 25, 1994

TO: Gary R. Fink
Department of Planning and Land Use
Project Processing (O-650)

FROM: Sheriff's Department
Planning & Research Unit (O-339)

SANTA FE VALLEY SPECIFIC PLAN (PROJECT #REZ90-002)

In response to your Notice of Intent to Prepare a Draft Environmental Impact Report, the following information is provided.

The Sheriff's Department commented on this project in September of 1992 at the request of Project Design Consultants. A copy of the response addressed to Ali Shapouri is attached to this correspondence.

Comments contained in the September 1992 correspondence are still timely. Updated average response times for calls for service in the Poway Station's unincorporated jurisdiction in Fiscal Year 1993 were:

Priority Calls: 16.0 minutes for 35 calls

Non-Priority Calls: 34.1 minutes for 210 calls.

Let me know if you require any additional information.

Carol A. Decker
Planning & Research Analyst
Post Office Box 429000
San Diego, California 92142-9000
County Mail Stop O-41
(S59) 974-2210 FAX 974-2109

San Diego County Sheriff's Department
Post Office Box 2991
San Diego, California 92112-4175
JIM ROACHE, SHERIFF

AGENCY RECOMMENDATION

September 24, 1992

TO: Ali Shapouri
Department of Planning and Land Use
Project Processing (0-650)

FROM: Sheriff's Department
Planning & Research Unit (O-339)

PROJECT #REZ90-002 (SANTA FE VALLEY SPECIFIC PLAN), WHICH INCLUDES 1500 DWELLING UNITS

In response to correspondence from Project Design Consultants, the following information is provided.

1. Development of vacant land for residential, commercial, industrial or recreational use, impacts negatively on delivery of law enforcement services in the unincorporated area. Therefore, additional resources commensurate with changes in land use or increases in population density must be added to maintain adequate service levels.

2. The desirable law enforcement service level for unincorporated areas as a whole, has been determined to be a 24-hour service package consisting of seven patrol deputies, two detectives, one supervisor and one clerical support staff for each 10,000 resident population. In other words, for each population increase of 1,000 approximately one sworn officer must be added to maintain adequate service levels.

3. Resources provided for the unincorporated area of the County are currently below that level, which seriously impacts our ability to provide adequate services. This project will therefore impact negatively on service delivery to the project site and also will further diminish service to the rest of the unincorporated area.

4. The project site is primarily located within Sheriff's Beat Number 419, which is serviced from the Poway Station located at 12935 Pomerado Road, Poway, CA 92064-5325.

5. Quick response to calls is critical because it increases the chances of saving lives and apprehending criminals at or near the scene of a crime. In urbanized areas of unincorporated San Diego, the current goal for response time to a priority call is 8 minutes or less. These are calls involving life-threatening situations or felonies in progress. For all other calls the target is 16 minutes or less.

Average response times for calls for service in the Poway Station's unincorporated jurisdiction in 1991 were:

Priority Calls: 19.7 minutes for 32 calls

Non-Priority Calls: 29.6 minutes for 188 calls

The above data on response times is the most current available. Due to unpredictable budget constraints, the Sheriff's Department cannot at this time project response times nor staff levels.

Information regarding the status of the County of San Diego Facilities Impact Fee proposal can be obtained from the San Diego County Department of Planning and Land Use. The main contact person there is Joan Vokac, Chief of Facilities Planning, at 565-5585.

If the Facility Impact Fee is not adopted, we envision the Sheriff's Department negotiating with developers regarding funding for additional facilities. There are currently no firm plans to expand the Poway Sheriff's Station or locate a station within Santa Fe Valley.

This development and its attendant rise in population will necessitate an increase in law enforcement resources to meet the additional demands for service which invariably accompany population growth. The Sheriff's Department must rely on funds budgeted by the San Diego County Board of Supervisors to handle operational costs.

Carol A. Lawrence

Carol A. Lawrence
Planning & Research Analyst

cc: Project Design Consultants
Richard Miller

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ecological Services
Carlsbad Field Office
2730 Loker Avenue West
Carlsbad, California 92008

November 2, 1994

Mr. Gary Fink
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Re: Notice of Intent to Prepare an Environmental Impact Report for Santa Fe Valley Specific Plan

Dear Mr. Fink:

As requested in your announcement concerning the Notice of Intent (NOI) to prepare an Environmental Impact Report (EIR) for the Santa Fe Valley Specific Plan, the U.S. Fish and Wildlife Service (Service) is providing the following comments.

It is the Service's understanding that the Specific Plan Area consists of 3,129 acres along the San Dieguito River, southwest of Lake Hodges in northern San Diego County. Proposed uses include residential housing (up to 1,200 residential units), a village center with neighborhood/convenience retail, golf courses, and other community uses. The project is expected to result in take of the federally threatened California gnatcatcher (Polioptila californica californica; gnatcatcher), in an area that supports one of the major core subpopulations of this species in San Diego County. Populations of 21 candidate species for federal listing (10 plant and 11 animal) have also been found in the project vicinity.

The Service is particularly interested in the consistency of the proposed project with long-term regional conservation planning. As you probably know, the State of California has initiated a large scale conservation planning effort in southern California under the Natural Community Conservation Planning Act of 1991 (NCCP). The County of San Diego is enrolled in this program. The NCCP coastal sage scrub program was established to conserve populations of native animal and plant species, and their coastal sage scrub habitat, in areas large enough to ensure their long-term viability. To secure a viable preserve system composed of sizeable, interconnected habitat patches, large-scale planning is necessary. Large-scale conservation planning in the Lake Hodges area is crucial because it has been identified as one of San Diego County's major core resource areas.

In recognition of NCCP efforts, the Service published the special 4(d) rule for the gnatcatcher. Under this rule, take permits for the gnatcatcher will be issued for final large scale NCCP plans, and landowners within these plan areas will be covered under these permits. Landowners with coastal sage scrub that has high and intermediate long-term conservation value are encouraged to postpone development until these large-scale plans are complete. However, landowners whose projects would impact gnatcatchers and who cannot wait until long-term plans are complete have the option during this interim planning

period to apply for an incidental take permit pursuant to section 10(a) of the Endangered Species Act. The fundamental assumption underlying the 4(d) rule, nevertheless, is that development during the interim planning period will not be implemented in such a way that long-term planning options are foreclosed. A project that does not conflict with long-term conservation planning during the interim period has an alternate avenue available: it may receive an exemption from gnatcatcher take prohibitions under the Act through the section 4(d) special rule by obtaining an interim habitat loss permit through the local jurisdiction.

The interim habitat loss allowance, established under the gnatcatcher 4(d) rule and the NCCP Conservation Guidelines, allows 5% of the coastal sage scrub from each NCCP subregion to be lost during the interim period while long-term conservation plans are being developed. The purpose of this provision is to allow those projects which do not substantially effect the long-term conservation planning process to move forward expeditiously. This avenue provides applicants with an exemption from take prohibitions under the Endangered Species Act, but is only available for projects that meet the required findings specified in the NCCP Conservation Guidelines (including a determination that impacts will be mitigated to a level below significance). The most crucial finding that must be made before a project is eligible for interim loss is that the project will not foreclose long-term planning options.

It is the Service's understanding that applicants for the Santa Fe Valley specific plan hope to move forward with the specific plan as soon as possible, and therefore prefer to pursue an interim habitat loss permit which would exempt them from take prohibitions under the gnatcatcher 4(d) rule. During meetings with County planning staff and Santa Fe Valley landowners, the Service and California Department of Fish and Game have indicated that we would be willing to consider the project for interim loss provided that the appropriate NCCP findings can be made. The EIR should thus include NCCP findings for the project; particularly whether the project would foreclose options for a viable preserve system. Note that the project will not be acceptable for interim loss if impacts are not mitigated to a level below significance.

To adequately evaluate the proposed project in terms of NCCP, the following information should be included in the EIR:

1. A determination as to the long-term conservation value of land to be impacted, based on the evaluation process described in the NCCP conservation guidelines. Note in the guidelines that this evaluation should also include natural lands with no coastal sage scrub present, which, according to the guidelines, include other habitat types and disturbed or recently cleared land.

2. A discussion as to whether the open space configuration has taken into consideration the basic tenets of reserve design as outlined in the NCCP guidelines, including:

   - Large blocks of habitat containing large populations are

preferable for preservation over small habitat blocks;

- Habitat that occurs in less fragmented, contiguous blocks with minimal edge is preferable to habitat that is fragmented or isolated by developed lands;

- Interconnected blocks of habitat serve conservation purposes better than do isolated blocks of habitat, and linkages function better when the habitat within them resembles habitat that is preferred by the target species; and

- Reserves should be protected from encroachment. Blocks of habitat that are roadless or otherwise inaccessible to human disturbances serve to better conserve target species than do accessible habitat blocks.

3. A determination as to whether the proposed project would foreclose long-term planning options. This should focus on maintaining the population viability of target species in this core biological resource area. It should also stress the maintenance of sufficient connectivity throughout the project area as well as connectivity to significant areas offsite, namely:

   a) contiguity of habitat for gnatcatchers and other target species between the project site and 4s Ranch, to the east;

   b) a functional wildlife corridor in the vicinity of the SDG&E transmission line easement where it intersects with the southern property boundary, contiguous with open space in the northernmost portion of Black Mountain Ranch;

   c) maximal connectivity between habitat on-site and the habitat linkage currently being planned along the western edge of the Rancho Cielo property;

   d) contiguity of habitat for gnatcatchers and other target species running from the northwestern portion of the specific plan area southward to Lusardi Creek; and

   e) contiguity of habitat along Lusardi Creek, which connects to a major habitat linkage on Black Mountain Ranch.

The EIR should also contain the following information:

1. A complete discussion of the purpose and need for the project.

2. A complete description of all potential land use changes, and how these changes are expected to affect biological resources on-site and in adjacent habitat.

3. Specific acreages and detailed description of the amount and types of habitats which may be affected by each of the land use alternatives.

Maps and tables should be used to summarize information.

4. Descriptions of the biological resources associated with each habitat type. These descriptions should include both qualitative and quantitative assessments of the resources present on the site.

5. An assessment of indirect and cumulative impacts to fish and wildlife and associated habitats, for each of the land use alternatives. Information on cumulative impacts to biological resources which occur within the area should be specific and address regional habitat losses, wildlife corridors, and fragmentation.

7. A list of Federal candidate, proposed or listed species, state-listed species, and locally sensitive species that are on or near the lands to be effected by the proposed action. A detailed discussion of these species, including information pertaining to their local status and distribution, should be included in this report. The anticipated or real impacts of the project on these species should be addrssed fully.

8. A discussion of potential impacts to any wetland habitat on-site, particularly vernal pools, should be included. This section should include a map showing the location of the vernal pools that occur on-site and proposed actions in or adjacent to the wetlands.

9. Specific mitigation plans to fully offset project-related impacts including cumulative impacts of dirsct and indirect habitat losses of upland and wetland resources. The objective of each mitigation plan should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Any mitigation plan involving revegetation should include: a) a detailed map noting the locations of areas to be revegetated; b) criteria used to establish minimum survival rates for all plant species used; c) a monitoring program to determine the success of the revegetation effort; d) the number and size of plant species used; e) planting methods, the time of year planting will be conducted and the type of irrigation that will be implemented; and f) an analysis of potential success of such a program.

We look forward to receiving the draft EIR. Should you have any questions regarding these comments, please contact Ellen Berryman of this office at 619/431-9440.

Sincerely,

Carl C. Kobetich
Field Supervisor

#1-6-HC-95-021

cc: Bill Tippets, CDFG

COUNTY OF SAN DIEGO

DEPARTMENT OF PUBLIC WORKS

DEPARTMENTAL MESSAGE FORM

TO: DPLU
Gary Fink (0650)

FROM: DPW, Special Districts
Ann Hicks (0346)

PROJECT DESCRIPTION/SUBJECT: DEIR - Roe Santa Fe Valley Specific Plan

FILE REFERENCE:

REPLY REQUESTED: Yes / No

SUSPEND TO:

STREET/ROAD NAMES:

AREA/STREET DIST.:

WORK ORDER No.: BUDGET PLAT No.: T.M. No.: PERMIT No.: R S No.: PARCEL No s:

MESSAGE/INSTRUCTIONS

My understanding from DPLU staff and a number of property owners is that public financing of some improvements may be pursued. This possibility needs to be mentioned in the EIR.

SIGNATURE: Ann P. Hicks

DATE: 11/3/94

ATTACHMENT(S), AS STATED

CC.

DPW Form 26 (Rev 12/82)

Charles D. Grimm
Director of Planning and Building
Planning Division
(619) 741-4671, FAX (619) 738-4313

CITY OF
ESCONDIDO
201 NORTH BROADWAY
ESCONDIDO, CA 92025

November 3, 1994

Gary R. Fink
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California, 92123

Re: Response to letter of intent to prepare a Draft Environmental Impact Report for the Santa Fe Valley Specific Plan

Dear Gary:

The City of Escondido appreciates the opportunity to comment on the notice of intent to prepare a draft EIR on the Santa Fe Valley Specific Plan. A small segment of the project, approximately 50 acres located on the north side of Lake Hodges and Del Dios Highway, lies within the Escondido General Plan Area and outside the City's Sphere of Influence (see enclosed exhibit). At this time the City of Escondido requests to receive a copy of the Draft EIR when it is released for public review.

The EIR should evaluate the portion of the proposed project within the Escondido Planning Area for conformance with the General Plan. Currently, Escondido's General Plan designates the area Rural I (slope variable: 4, 8, 20 units per acre) and identifies the ridgeline in the area as a "Skyline Ridge" in the City's Grading Ordinance which restricts hilltop development and establishes policies for the placement of structures and streets in order to minimize grading impacts: a copy of this ordinance is enclosed. Del Dios Highway is designated a Major Road on the City's Circulation Element which calls for a 4 - 6 lane street section within 102' of right of way. Biological mapping of the area performed for the planning efforts of the North County Wildlife Forum reveal sage scrub and chaparral as the prevailing flora in the area.

Additionally, Escondido, the County of San Diego as well as four other agencies, are members of the San Dieguito River Valley Regional Open Space Park Joint Powers Authority. Since much of the Santa Fe Valley lies within the boundary of the JPA Park's Planning Area, Escondido encourages compliance with adopted goals and objectives concerning development, viewshed preservation and trail connections.

Escondido looks forward to receiving and commenting on the proposed EIR for the Santa Fe Valley. If you have any questions regarding this letter please contact me at 432 - 4556.

Sincerely,

Jay Petrek
Senior Planner

Land Use Policy B1.9: Residential categories are established for purposes of providing the City with a range of building intensities to address various site constraints and opportunities. Proposed development shall not exceed the densities shown on the Land Use Plan and outlined in this document as follows:

(a) **RURAL.** This residential classification is applied to areas that are not intended to receive substantial urban services; that are distant from the developed valley floor; or that are steep (generally over 25% in slope) or contain sensitive natural resources. Development in this classification is primarily detached single-family development on large (over two acres) lots, the size of which shall vary with slope. Water supply may be from individual wells or public water systems. Septic systems may be permitted provided that they meet local health standards and do not adversely affect the groundwater. Two different classes of Rural designations are defined: Rural I and Rural II.

(1) **Rural I**—To promote a rural living environment in areas of agricultural production, rugged terrain, environmentally constrained lands that are remote from urban development.

a) The maximum development yield of Rural I lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	1 dwelling unit per 4 acres
25-35%:	1 dwelling unit per 8 acres
35+%:	1 dwelling unit per 20 acres

b) The minimum lot size shall be 4 acres, unless the development is clustered in accordance with the cluster provisions in Chapter VII, Implementation.

(2) **Rural II**—To promote a rural living environment in areas of agricultural production or rugged terrain that are relatively remote urban development.

a) The maximum development yield of Rural II lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	1 dwelling unit per 2 acres
25-35%:	1 dwelling unit per 4 acres
35+%:	1 dwelling unit per 20 acres

San Diego County Water Authority
A Public Agency
3211 Fifth Avenue • San Diego, California 92103-5718
(619) 682-4100 FAX (619) 297-0511

November 3, 1994

Mr. Gary R. Fink
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Dear Mr. Fink:

Response to NOP for Santa Fe Valley Specific Plan Area

Thank you for sending the notification for the above referenced project. The San Diego County Water Authority (Authority) has the following concerns and comments.

Right of Way

As you may already know, the Authority has a 130-foot wide right-of-way (ROW) for the Second San Diego Aqueduct which crosses the proposed Specific Plan Area. The ROW contains the existing Pipelines 3 and 4. Further, the proposed Pipeline 5 Extension Phase II has been approved for construction along, and primarily within, this existing ROW beginning in 1995.

The Authority requests notification and consultation from DPLU if any aspect of the proposed SPA conflicts with this ROW or the construction of Pipeline 5 Extension Phase II. The Authority appreciates your notifying our staff of this and any future projects which may affect Authority facilities. Please contact Kathy Morgan of the Right of Way Department at 682-4189 regarding proposed improvements affecting any Authority rights of way.

Emergency Storage Project

The San Diego County Water Authority's Emergency Storage Project is currently studying a pipeline alignment that will connect Lake Hodges to the Authority's existing second aqueduct. This pipeline would be contained within the area covered by the Santa Fe Valley Specific Plan.

The purpose of the Authority's Emergency Storage Project is to provide additional emergency water storage within San Diego County in case of a long term interruption of the imported water supply.

Typically 90 percent of the water that is used in the county is imported from outside the region. There are a number of threats to the imported supply. The Authority believes the most serious threat to be from earthquakes. If a large earthquake were to occur on either the San Andreas, San Jacinto or Elsinore Faults, San Diego County could be without imported water for a period lasting up to 6 months. We have estimated that by the year 2030 an additional 90,100 acre-feet of emergency water storage will be required to meet the six month interruption in imported water.

Currently, the Authority is preparing a Draft Environmental Impact Report/Environmental Impact Statement (DEIR/EIS). The DEIR/EIS will discuss four alternatives for meeting the storage need. All four of the alternatives will require use of surface reservoirs and the construction of pipelines and pump stations to connect the reservoirs with the existing Second Aqueduct. Two of the alternatives involve the use of Lake Hodges. Only one of the alternatives, however, will construct a pipeline through the specific plan area. This alternative would require a pump station to be built just downstream of the Lake Hodges dam. The pipeline would follow San Dieguito Creek for approximately 7000 feet. The pipeline would then continue in a southwesterly direction and connect to the Second Aqueduct near Artesian Road. The pipeline will be approximately 48-inches in diameter with a construction corridor width of approximately 120 feet.

The DEIR/EIS is scheduled to be available for public review in February 1995. The FEIR/EIS is scheduled to be completed in the third quarter of 1995. The preferred alternative will be identified in the FEIR/EIS. If you have any questions regarding the Emergency Storage Project, please contact Rich Pyle at 682-4140.

Public Services and Utilities

The analysis of water services should include a discussion of the present and future conditions with respect to the regional water supply. The local analysis of water services should contain water conservation requirements including the use of low-flow fixtures, Xeriscape landscaping techniques, and a discussion of potential use of reclaimed water in irrigation. The sewer services section should also discuss water reclamation. If reclaimed water is not available at this time but may be available in the future, we suggest that the plan include requirements or incentives for the design and installation of reclaimed water supply lines within the future developments.

Please retain the Authority on your mailing list to receive the Draft EIR and other information concerning this project. If you have any questions, please contact Mark Tegio at (619) 682-4143.

Sincerely,

Gordon A. Hess, Director
Water Resources Planning

GAH/ljp/mvt

cc: Kathy Morgan
Rich Pyle

mvt h:\wp51\letters\sfvspa2.ltr

RANCHO BERNARDO COMMUNITY PLANNING BOARD

P.O. Box 289008, San Diego, CA 92198-9008

November 4, 1994

Mr. Gary Fink
County of San Diego, Department of Planning and Land Use
5210 Ruffin Road, Suite B
San Diego, CA 92123-1666

RE: NOTICE OF PREPARATION FOR THE SANTA FE VALLEY SPECIFIC PLAN EIR

Dear Mr. Fink:

The Rancho Bernardo Community Planning Board wishes to be added to your distribution list for the Santa Fe Valley Specific Plan and draft EIR. You may forward copies of these documents to the Board at the address provided above.

The Board is particularly interested in knowing what the direct and cumulative traffic impacts will be as a result of project implementation. The draft EIR should address the current status of SA-680 through the Santa Fe Valley Planning Area. If this project would preclude the future construction of SA-680 and a general plan amendment has not yet been prepared to address the deletion of this roadway, then the traffic impacts associated with the deletion of this road on the surrounding circulation system should be addressed as a part of this EIR.

Thank you for your assistance.

Sincerely,

for

Bill McIvers
Parks and Regional Issues Committee Chairman

San Dieguito River Valley
Regional Open Space Park
1500 State St., Suite 280
San Diego, CA 92101
(619) 235-5445 Fax (619) 235-4323

November 4, 1994

Mr. Gary Fink
County of San Diego, Department of Planning and Land Use
5210 Ruffin Road, Suite B
San Diego, CA 92123-1666

SUBJECT: NOTICE OF PREPARATION FOR THE SANTA FE VALLEY SPECIFIC PLAN EIR

Dear Mr. Fink:

Thank you for providing us with an opportunity to review the Notice of Preparation (NOP) for the Santa Fe Valley Specific Plan EIR. The JPA staff has completed its review and has the following comments regarding the content of the forthcoming draft EIR:

PROJECT DESCRIPTION:

The draft EIR should describe in detail all aspects of the current proposal including the proposed golf course and hotel use, uses which are not currently addressed in the NOP. In addition, the NOP indicates that three tentative maps are being processed concurrent with the Specific Plan, however, the specifics of these proposals are not discussed in the NOP. The draft EIR should include impact analysis for the overall policy document, as well as specific impact analysis for those portions of the planning area for which tentative maps are being processed.

ENVIRONMENTAL ISSUES TO BE DISCUSSED:

Biological Resources

The draft EIR should fully evaluate potential direct and indirect impacts to biological resources. The EIR should determine if adequate areas of sensitive habitat would be preserved within the planning area and if viable connections between sensitive habitats both on- and off-site would be provided. If preserved areas are not adequate an alternative that does provide for adequate protection of sensitive biological resources should be included in the alternatives analysis. To the extent feasible mitigation for impacts to biological resources should be proposed for areas within the planning boundary, or in the immediate vicinity of the project area.

Site specific impact analysis should be provided for the three tentative maps and feasible mitigation measures identified. If off-site preservation or restoration is proposed as mitigation for the loss of habitat, the mitigation site, which should be located adjacent to or within the vicinity of the impact, must be identified and requirements for acquisition, if necessary, incorporated into the tentative map conditions. Mechanisms should also be established to ensure the long term preservation of areas within the planning area that are identified for habitat protection.

Cultural Resources

The draft EIR should fully evaluate the potential direct and indirect impacts of the proposed development on the Harris Complex. The measures that will be taken to ensure the integrity of the subsurface deposits should be addressed and mechanisms for preventing disturbance to the site as a result of encroaching development should be described.

Hydrology/Water Quality

Increases in runoff and sedimentation from future development could have significant adverse impacts to downstream wetland habitat. The draft EIR should address the potential impacts from increased siltation and urban pollutants to the San Dieguito drainage basin, as well as to the future expanded wetlands that will be restored in the western end of the San Dieguito River Valley.

Due to the adverse effects of increased siltation, it is essential that the draft EIR include a thorough analysis of both direct and cumulative impacts to water quality in the San Dieguito watershed. Additionally, mitigation measures that would avoid both short and long term downstream water quality impacts should be identified. These measures should be specific and viable. A simple reference to "Best Management Practices" is not adequate, particularly in light of the sensitive resources located downstream. Enforceable development standards and the use of temporary and permanent desilting basins should be discussed.

Landform Alteration/Visual Quality

Potential impacts to the San Dieguito River Park Focused Planning Area, both from grading and building construction should be fully addressed in the draft EIR. Mitigation for potential impacts should include adequate building and grading setbacks from the edge of ridges, height limitations, appropriate revegetation requirements, and specific development standards and design guidelines.

Land Use

The draft EIR should address the consistency of the proposed project with the goals and objectives of the San Dieguito River Park Concept Plan, as summarized below.

OVERALL GOAL STATEMENT

Preserve land within the Focused Planning Area of the San Dieguito River Park as a regional open space greenway and park system that protects the natural waterways and the natural and cultural resources; provides compatible recreational opportunities that do not damage sensitive lands; and provides a continuous and coordinated system of preserved lands with a connecting corridor of walking, equestrian, and bicycle trails encompassing the San Dieguito River Valley from the ocean to the river's source and beyond.

PARK OBJECTIVES

* **PRESERVATION OF OPEN SPACE** - Establish a continuous open space corridor throughout the length of the Focused Planning Area that preserves natural habitats, protects linkages for wildlife movement and provides compatible areas for recreation opportunities.

* **CONSERVATION OF SENSITIVE RESOURCES** - Preserve the existing natural character and visual quality, and sensitive resources of the open space corridor, including the preservation, enhancement, and protection of sensitive coastal wetlands, hillsides, riparian and other freshwater habitat, native vegetation and historical and cultural resources.

* **PROTECTION OF WATER RESOURCES** - Optimize the water quality and quantity of all groundwater resources and surface water bodies within the planning area through water conservation, erosion control, pollution control and restoration.

* **PRESERVATION OF THE NATURAL FLOODPLAIN** - Maintain the 100-year floodplain and sheetflow areas within the planning area in an open configuration with a natural channel and provide adequate area for the normal stream waters to meander through the floodplain. The 100-year floodplain and sheetflow areas will be preserved for open space uses such as recreation, wildlife habitat or agriculture.

* **RETENTION OF AGRICULTURAL USES** - Retain and encourage responsible agriculture in appropriate areas.

* **CREATION OF RECREATIONAL AND EDUCATIONAL OPPORTUNITIES** - Create a scenic trail and interpretive system and establish recreation areas including water related uses, which are compatible with the natural values of the river system.

* **ESTABLISHMENT OF DESIGN GUIDELINES** - Establish and seek to have enforced design and development standards for future development within the Focused Planning Area that would ensure the retention of the largely rural character of the planning area and would limit the visual and physical encroachment of development into the Focused Planning Area.

Agriculture

The draft EIR should address the cumulative effect to the area of converting agricultural land to urban uses.

Alternatives

Finally, the draft EIR should include a full range of alternatives that if implemented would avoid or minimize the impacts described for the proposed project. Alternatives should be prepared to address both plan level and project specific level (tentative map) impacts.

The San Dieguito River Park JPA looks forward to reviewing the draft EIR. Please provide the JPA with two copies of the document, **at the new address provided on the cover sheet**, in order to ensure a timely review of the document by both the JPA staff and the Project Review Committee. It should be noted that the comments contained in this letter are those solely of the JPA staff, based upon the JPA staff's interpretation of the policies and programs adopted by the JPA Board. These comments have not, however, been reviewed, approved, nor endorsed by the JPA Board of Directors.

If you have any questions regarding these comments, please contact me at 235-5440 ex. 13.

Sincerely,

Victoria Aires Touchstone
Principal Planner

cc: Jan Fuchs, Project Review Committee
JPA Board of Directors

November 7, 1994

Mr. Gary R. Fink, Environmental Management Specialist III
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Re: Santa Fe Valley Specific Plan -
Response to Notice of Preparation for Draft EIR

Dear Mr. Fink:

Thank you for providing the Fairbanks Ranch Association the opportunity to comment on the upcoming Draft EIR for the Santa Fe Valley Specific Plan. With our proximity to the project area, we have a strong ongoing interest, and therefore desire to review all documentation and comment as the planning process moves forward.

As we have stressed on numerous occasions, the primary concern of the Fairbanks Ranch Association in terms of this project is the potential traffic and circulation impacts it might have on San Dieguito Road through our community. The NOP write-up, that accompanies your comment solicitation letter, does not include any maps or graphics that represent the proposed circulation system or access points. The "Project Description" section notes that access to Santa Fe Valley is from the northeast and west via Interstate 15 and Del Dios Highway. No mention is made of intended access points from the south. The "Transportation/Circulation" section also does not key on this question of access points, other than to say that present circulation patterns would be altered.

Earlier project plans that we have reviewed clearly indicated southern access points to the project area that would ultimately connect to San Dieguito Road. In previous verbal and written commentary we urged that the traffic impact of the Santa Fe Valley project to San Dieguito Road be included in all levels of analysis. We again strongly urge that the traffic study associated with the draft EIR include a full analysis of the project impact on San Dieguito Road. The analysis should have a range of mitigation measures that might be required, including possible elimination of any access from the project area to San Dieguito Road, as suggested by the San Dieguito Planning Group recommendation letter to DPLU of April 20, 1994.

Another issue that we suggest be investigated in the Draft EIR pertains to public school service that will be afforded to this area. It is our understanding that several public school districts have jurisdiction over portions of Santa Fe Valley. Efforts are being made to perhaps adjust these boundaries to create a more efficient and sensible delivery of educational services. The Draft EIR should evaluate these options and discuss impacts to schools and neighborhoods in surrounding areas in terms of overcrowding and traffic.

There were a number of other items that we discussed on the phone, including the proposed resort hotel and golf course and the private gates at key entrances to the project area. You assured me these matters would be addressed in the Draft EIR.

Please keep the Fairbanks Ranch Association on your distribution list for future mailings and public hearing notification. If you have any questions or comments, please call me at 619/756-4415.

Sincerely,

David Abrams

David J. Abrams, AICP
Director of Planning
FAIRBANKS RANCH ASSOCIATION

cc: Paul Marks, San Dieguito Planning Group

State of California

The Resources Agency

Memorandum

Date NOV 9 1994

To
1. Project Coordinator
Resources Agency

2. Mr. Gary Fink
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123

From **Department of Water Resources**

Subject:

SCH #94101023, Notice of Preparation for Santa Fe Valley Specific Plan, San Diego County

We have completed the review of the Notice of Preparation for the Santa Fe Valley Specific Plan dated October 18, 1994.

The attached "Statutes and Regulations Pertaining to Supervision of Dams and Reservoirs 1993" defines dams under State jurisdiction. The proposed 1,200 residential dwelling units do not involve the construction of a dam or reservoir; therefore, we have no comments on the proposed project.

Thank you for the opportunity to review and comment on the Notice of preparation.

If you have any questions, contact Field Engineer Mutaz B. Mihyar at (916) 323-1116 or Regional Engineer Richard Sanchez at (916) 322-6206.

Vernon H. Persson, Chief
Division of Safety of Dams
(916) 445-7606

Attachment

SURNAME

TATE OF CALIFORNIA - THE RESOURCES AGENCY PETE WILSON, Governor

)EPARTMENT OF CONSERVATION
IVISION OF ADMINISTRATION
VISION OF MINES AND GEOLOGY
IVISION OF OIL AND GAS
IVISION OF RECYCLING

801 K Street
SACRAMENTO, CA 95814-3528
Phone (916) 445-8733
FAX (916) 324-0948

November 18, 1994

Mr. Gary Fink
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123

Subject: Santa Fe Valley Specific Plan, Notice of Preparation: SCH #94101023.

Dear Mr. Fink:

The Department of Conservation has reviewed the Notice of Preparation (NOP) for the Santa Fe Valley Specific Plan draft Environmental Impact Report (DEIR). The Department's review focusses on geologic hazards and mineral resource conservation.

The project description states that the proposed Specific Plan addresses development of 3,129 acres in generally undeveloped mountainous terrain southwest of Lake Hodges in central San Diego County. Build-out would include a maximum of 1200 residential dwellings.

Seismic/Geologic Hazards

The Department's Division of Mines and Geology (DMG) has special expertise in evaluating geologic/seismic hazards as well as mineral resource issues.

A. Background

The project description states that residential development would be primarily restricted to slopes of 15% and under (p.2), but would also include "*hillside housing*" on slopes of 15-25%. The Specific Plan is to establish a "*Conservation and Public Safety Element*" that identifies the significant environmental resources and natural hazards (p.3). The Initial Study also states that this element "*restricts development within the 100-year floodplain and on steep slopes over 25 percent*".

Under "*Environmental Issues To Be Discussed*", the NOP states, "*Although no geologic hazards (i.e., active faults) exist on site...(l)ocal and distant active faults may expose persons to hazardous situations caused by ground shaking, landslides, ground failure, or other hazards*".

B. Discussion

Recognizing that *geologic hazards* include hazards other than *active faults*, it appears that, with minor re-phrasing, the potential geologic/seismic hazards at the site identified by the NOP (and to be discussed in the DEIR and Public Safety Element) address most of the significant concerns DMG identifies for this particular project area. The following information and considerations are offered to assist the County in addressing these issues and in preparing these documents:

1) Seismic-Related Hazards - DMG's review indicates that the nearest active faults to the site are the offshore Rose Canyon fault (about 10 miles), and the Elsinore and offshore Coronado Banks faults (about 25 miles). The more distant San Jacinto and San Andreas faults are regarded to be more active, and thus more likely to produce a large earthquake. However, for planning purposes, the Rose Canyon and Elsinore faults appear capable of producing earthquakes in the M6-3/4 to M7 range, which would be expected to generate more significant ground shaking amplitude in the project area than larger distant events. Therefore, DMG suggests that evaluation of potential site hazards for ground/slope failure within the site area consider the possible strong shaking generated by a large earthquake on the nearby active faults.

The active and potentially active faults nearest the project area are shown in DMG's "Preliminary Fault Activity Map", Open File Report 92-03, issued 1992. This publication includes an appendix of references for mapped faults. DMG can refer the County to other sources of information (i.e. addressing specific questions about these or other faults) upon request.

2) Slope Instability Hazards - It appears that a primary consideration for project planning is slope instability hazard. The Specific Plan area is generally composed of topography with steep-sloped canyons (e.g., up to 75% along the San Dieguito River, Lusardi Creek, and their tributaries), which are incised into a flat or gently sloping upland surface. Preliminary terrain analysis by DMG indicates that perhaps 30% of the project area has slopes exceeding 25%, and that many potential building sites would be adjacent to these slopes. DMG recommends that planning considerations for building sites should consider potential impacts from landslide or rockfall hazards, which could be present near the base and top of steep slopes as well as within the slope. Likewise, grading for building-site and road construction, and storm sewer routing, should consider the potential to overload, undercut, saturate, or otherwise destabilize slopes. Project planning should also consider debris slides or flows along steep-slope drainage paths, which may also be subject to infrequent flash flooding (see below).

DMG has published mapping describing landslides and relative slope stability of most of the project area (DMG Open File Report 86-15, "Landslide Hazards in the Rancho Santa Fe [7.5'] Quadrangle, San Diego County: Landslide Hazard Identification Map No.6", by S.S. Tan, 1986). In addition, Wilson and Keefer (1985) provides a useful review of earthquake-induced slope instability and suggestions regarding evaluation of such hazards. The County may find these documents useful in preparing the DEIR and formulating hazard maps and development policies for the Specific Plan. DMG can refer the County to numerous other publications addressing landslide hazard analysis and mitigation upon request.

3) Flooding Hazard - In addition to areas within identified 100-year floodplains, DMG recommends that the County address the potential for flood-flows and debris-torrents along the numerous steep drainage paths within the project area. In general, drainages from steep-sloped topographic basins are especially prone to flash-flooding as a result of surface runoff concentration during intense storm events. The potential for debris torrents can increase in areas where runoff events are relatively infrequent, or as a result of construction, such that debris accumulates in drainages.

Although intense storm events may be infrequent, such flows may carry significant destructive power when they occur. Topographic maps of the Specific Plan area suggest a number of drainages may be susceptible to this hazard. Therefore, the Department recommends that the Specific Plan address the potential impacts of surface runoff from a 100-year (and perhaps 500-year) meteorological event, as well as the 100-year flood event.

4) Current Uniform Building Code - Direct impacts to structures from seismic shaking are generally addressed through properly designed construction. The Department notes that the 1994 edition of the Uniform Building Code (UBC) includes up-to-date standards governing site evaluation, grading and excavations, as well as foundation and structure design. These are recommended for the County's consideration for the Specific Plan Public Safety Element, given that the Specific Plan area is within UBC seismic zone 4.

A copy of the DMG Note 46 is enclosed as a guide for geologic/seismic issues to consider in a DEIR, and the Office of Planning and Research's General Plan Guidelines contains valuable direction for safety elements. DMG's publications office (916-445-5716) can supply copies of the open file reports discussed above.

Mineral Resource Management

The Department and State Mining and Geology Board (Board) reviewed the document pursuant to Sections 2761-2763 of the Surface Mining and Reclamation Act (SMARA; copy enclosed), and [geohazards statute], and offer the following comments.

Mineral Resources Issue

The proposed project is located on lands classified by the State Geologist as containing aggregate resources of undetermined significance (MRZ-3)(Special Report 153, Mineral Land Classification: Aggregate Materials in the Western San Diego County Production-Consumption Region, Division of Mines and Geology, 1982). Special Report 153 depicts this information on Plates 12 and 13. This information should be included within the "Geology/Geotechnical" Section of the DEIR Project Description.

It appears that action is warranted by San Diego County with regard to the adoption of Mineral Resource Management Policies (MRMPs) required by SMARA Section 2762. SMARA Section 2762 requires the County to develop, and adopt in its General Plan, MRMPs based on classification and designation information transmitted to the County by the Board. The following classification and designation reports were transmitted to the County:

✓ Special Report 153, Mineral Land Classification: Aggregate Materials in the Western San Diego County Production-Consumption Region. Division of Mines and Geology, 1982;

✓ Open File Report 88-16, Mineral Land Classification of the Sycamore Ridge Property, San Marcos Quadrangle, San Diego County, California - for Portland Cement Concrete Grade Aggregate. Division of Mines and Geology, 1988;

✓ Open File Report 89-15, Mineral Land Classification of the Pankey Ranch Site, Bonsall Quadrangle, San Diego County, California - for Aggregate Materials. Division of Mines and Geology, 1989; and

✓ SMARA Designation Report No. 4, Designation of Regionally Significant Construction Aggregate Resource Areas in the Western San Diego County Production-Consumption Region. State Mining and Geology Board, April 1985.

The Board's records indicate the County developed MRMPs and forwarded them to the Board for review on August 7, 1990, December 9, 1991, and June 15, 1992. The Board responded on September 24, 1990, February 7, 1992 and July 16, 1992, respectively.

The County's efforts to develop comprehensive MRMPs are commendable. However, since the County has yet to develop policies which fully comply with SMARA Section 2762 and Board adopted regulations (see July 16, 1992 Board response; copy enclosed), the Board encourages the County to pursue full compliance with the MRMP requirement prior to adoption of final MRMP. Please forward MRMPs to the State Mining and Geology Board, Attention Ms. Alice M. Singh, 801 K Street, MS 24-05. Sacramento, California, 95814.

We hope the above comments may be helpful to you in the preparation of the Specific Plan DEIR and Public Safety Element. We look forward to receiving the DEIR for review, or providing additional assistance at your request. If you have any questions regarding these comments, please contact me (916-445-8733), Jeff Howard of the DMG for seismic hazard issues (916-323-4399), or Alice Singh of the Mining and Geology Board regarding mineral resource policy issues (916-322-1082).

Sincerely,

Jason Marshall
Environmental Analyst

Enclosures

cc: Jeff Howard, Division of Mines and Geology
Ray Seiple, Division of Mines and Geology
Alice Singh, State Mining and Geology Board

References Cited:

Wilson, R.C., and Keefer, D.K., 1985, Predicting areal limits of earthquake-induced landsliding: U.S. Geological Survey Professional Paper 1360, p.317-345.

ATE OF CALIFORNIA—THE RESOURCES AGENCY
PETE WILSON, Governor

EPARTMENT OF FISH AND GAME
) GOLDEN SHORE, SUITE 50
NG BEACH, CA 90802

310) 590-5113

November 22, 1994

Mr. Gary R. Fink
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123

Dear Mr. Fink:

Notice of Preparation of Draft Environmental Impact Report
Santa Fe Valley Specific Plan
SCH 94101023, San Diego County

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. To enable Department staff to adequately review and comment on the proposed project, we recommend the following information be included in the Draft Environmental Impact Report:

1. A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.

   a. A thorough assessment of rare plants and rare natural communities, following the Department's May 1984 Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).

   b. A complete assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, § 15380).

d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 327-5960 to obtain current information on any previously reported sensitive species and habitat, including significant Natural Areas identified under Chapter 12 of the Fish and Game Code.

2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts.

a. CEQA Guidelines, § 15125(a) directs that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.

b. Project impacts should also be analyzed relative to their effect on off-site habitats and populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas should be fully evaluated and provided.

c. A cumulative effects analysis should be developed as described under CEQA Guidelines, § 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

d. The document should include an analysis of the effect that the project may have on completion and implementation of regional and/or subregional conservation programs. Under §2800-§2840 of the Fish and Game Code, the Department, through the Natural Communities Conservation Planning (NCCP) program, is coordinating with local jurisdictions, landowners and the Federal Government to preserve local and regional biological diversity. Coastal sage scrub is the first natural community to be planned for under the NCCP program. The Department recommends that the County ensure that the development of this and other proposed projects do not preclude long-term preserve planning

options and that they conform with other requirements of the NCCP program. Jurisdictions participating in the NCCP should assess specific projects for consistency with the NCCP Conservation Guidelines. Additionally, the jurisdictions should quantify and qualify: 1) the amount of coastal sage scrub within their boundaries; 2) the acreage of coastal sage scrub habitat removed by individual projects; and 3) any acreage set aside for mitigation. This information should be kept in an updated ledger system. These issues must be addressed in an Environmental Impact Report per CEQA Guidelines, §15065 and §15380.

3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project in this area are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity, where appropriate.

   a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Off-site compensation for unavoidable impacts through acquisition and protection of high-quality habitats elsewhere should be required.

   b. The Department considers Rare Natural Communities as threatened habitats that are both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).

   c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.

4. If the project has the potential to adversely affect species of plants or animals listed under the California Endangered Species Act (CESA), either during construction or over the life of the project, a CESA-Memorandum of Understanding (CESA-MOU) must be obtained under Section 2081 of the Fish and Game Code. CESA-MOU's are issued to conserve, protect,

enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA-MOU.

a. Biological mitigation proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA-MOU.

b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native plant Protection Act.

5. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations.

a. The Department has direct authority under Fish and Game Code Section 1600 et. seq. in regard to any proposed activity which would divert, obstruct, or affect the natural flow or change the bed, channel, or bank of any river, stream, or lake. Departmental jurisdiction under Section 1600 et. seq. applies to all lands within the 100-year floodplain. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

b. A discussion of potential adverse impacts from any increased runoff, sedimentation, soil erosion, and/or urban pollutants on streams and watercourses on or near the project site, with mitigation measures proposed to alleviate such impacts.

Thank you for this opportunity to comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Tim Dillingham, Wildlife Biologist, at (619) 581-3962.

Sincerely,

for Fred Worthley
Regional Manager
Region 5

Attachments
cc: See attached list

cc: Mr. Tim Dillingham
Department of Fish and Game
San Diego, California

Mr. Jim Dice
Department of Fish and Game
San Diego, California

Mr. Terry Foreman
Department of Fish and Game
Ramona, California

Ms. Terri Dickerson
Department of Fish and Game
Laguna Hills, California

Ms. Terri Stewart
Department of Fish and Game
San Diego, California

U.S. Fish and Wildlife Service
Carlsbad, California

U.S. Army Corps of Engineers
Los Angeles, California

State Clearinghouse
Sacramento, California

State of California
THE RESOURCES AGENCY
Department of Fish and Game
May 4, 1984

GUIDELINES FOR ASSESSING EFFECTS OF PROPOSED DEVELOPMENTS ON RARE AND ENDANGERED PLANTS AND PLANT COMMUNITIES

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted, and what information should be contained in the survey report.

1. Botanical surveys that are conducted to determine the environmental effects of a proposed development should be directed to all rare and endangered plants and plant communities. Rare and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare and/or endangered under the following definitions.

   A species, subspecies or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

   Rare plant communities are those communities that are of highly limited distribution. These communities may or may not contain rare or endangered species. The most current version of the California Natural Diversity Data Base's Outline of Terrestrial Communities in California may be used as a guide to the names of communities.

2. It is appropriate to conduct a botanical field survey to determine if, or the extent that, rare plants will be affected by a proposed project when:

   a. Based on an initial biological assessment, it appears that the project may damage potential rare plant habitat;

   b. Rare plants have historically been identified on the project site, but adequate information for impact assessment is lacking; or

   c. No initial biological assessment has been conducted and it is unknown whether or not rare plants or their habitat exists on the site.

3. Botanical consultants should be selected on the basis of possession of the following qualifications (in order of importance):

   a. Experience as a botanical field investigator with experience in field sampling design and field methods;

   b. Taxonomic experience and a knowledge of plant ecology;

   c. Familiarity with the plants of the area, including rare species; and

   d. Familiarity with the appropriate state and federal statutes related to rare plants and plant collecting.

4. Field surveys should be conducted in a manner that will locate any rare or endangered species that may be present. Specifically, rare or endangered plant surveys should be:

   a. Conducted at the proper time of year when rare or endangered species are both "evident" and identifiable. Field surveys should be scheduled (1) to coincide with known flowering periods, and/or (2) during periods of phenological development that are necessary to identify the plant species of concern.

   b. Floristic in nature. "Predictive surveys" (which predict the occurrence of rare species based on the occurrence of habitat or other physical features rather than actual field inspection) should be reserved for ecological studies, not for impact assessment. Every species noted in the field should be identified to the extent necessary to determine whether it is rare or endangered.

c. Conducted in a manner that is consistent with conservation ethics. Collections of rare or suspected rare species (voucher specimens) should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit regulations. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.

d. Conducted using systematic field techniques in all habitats of the site to ensure a reasonably thorough coverage of potential impact areas.

e. Well documented. When a rare or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form should be completed and submitted to the Natural Diversity Data Base.

5. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations, EIR's and EIS's, and should contain the following information:

a. Project description, including a detailed map of the project location and study area.

b. A written description of biological setting referencing the community nomenclature used, and a vegetatio

c. Detailed description of survey methodology.

d. Dates of field surveys.

e. Results of survey (including detailed maps).

f. An assessment of potential impacts.

g. Discussion of the importance of rare plant populations with consideration of nearby populations and tota species distribution.

h. Recommended mitigation measures to reduce or avoid impacts.

i. List of all species identified.

j. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.

k. Name of field investigator(s).

l. References cited, persons contacted, herbaria visited, and disposition of voucher specimens.

ELEMENT RANKING

GLOBAL RANKING

The *global rank* (G-rank) is a reflection of the overall condition of an element throughout its global range.

SPECIES LEVEL

G1 = Less than 6 viable EOs OR less than 1000 individuals OR less than 2000 acres.
G2 = 6-20 EOs OR 1000-3000 individuals OR 2000-10,000 acres.
G3 = 21-100 EOs OR 3000-10,000 individuals OR 10,000-50,000 acres
G4 = Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat.
G5 = Population demonstrably secure to ineradicable due to being commonly found in the world.

SUBSPECIES LEVEL

Subspecies receive a T-rank attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies.

For example: *Chorizanthe robusta* var. *hartwegii*.
This plant is ranked G2T1. The G-rank refers to the whole species range of *Chorizanthe robusta*. The T-rank refers only to the global condition of var. *hartwegii*.

STATE RANKING

The *state rank* is assigned much the same way as the global rank, except state ranks in California often also contain a threat number attached to the S-rank.

Less than 6 EOs OR less than 1000 individuals OR less than 2000 acres = S1:
- S1.1 = very threatened
- S1.2 = threatened
- S1.3 = no current threats known

6-20 EOs OR 1000-3000 individuals OR 2000-10,000 acres = S2:
- S2.1 = very threatened
- S2.2 = threatened
- S2.3 = no current threats known

21-100 EOs OR 3000-10,000 individuals OR 10,000-50,000 acres = S3:
- S3.1 = very threatened
- S3.2 = threatened
- S3.3 = no current threats known

S4 Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern; there is some threat, or somewhat narrow habitat. NO THREAT NUMBER.

S5 Demonstrably secure to ineradicable in California. NO THREAT NUMBER.

Notes:

Uncertainty about the rank of an element is expressed in two major ways:

By expressing the rank as a range of values: i.e. S2S3 means the rank is something between S2 and S3.

By adding a "?" to the rank:
i.e. S2? This represents more certainty than S2S3.

Other symbols:

SH All sites are historical; the element has not been seen for at least 20 years but suitable habitat still exists (SH = All California sites are historical).
SX All sites are extirpated; this element is extinct in the wild (SX = All California sites are extirpated).
SXC Extinct in the wild; exists in cultivation.
G1Q The element is very rare, but there is a taxonomic question associated with it.

Top Priority Rare Natural Communities
From Region Five

Code Number	Location[1]	Few Records	Name
S1.1 Rank:			
21330	Cis		Southern Dune Scrub
31200	Cis		Southern Coastal Bluff Scrub
32400	Cis		Maritime Succulent Scrub
32720	Cis		Riversidean Alluvial Fan Sage Scrub
37C30	Cis	Y	Southern Maritime Chaparral
42110	Cis		Valley Needlegrass Grassland
43000	Des	Y	Great Basin Grassland
43777	Des	Y	Mojave Desert Grassland
47000	Cis		Pebble Plains
51177	Cis	Y	Southern Sedge Bog
52310	Cis		Cismontane Alkali Marsh
61700	Des		Mojave Riparian Forest
61810	Des		Sonoran Cottonwood Willow Riparian
61820	Des		Mesquite Bosque
75100	Des	Y	Elephant Tree Woodland
75200	Des	Y	Crucifixion Thorn Woodland
75300	Des	Y	Allthorn Woodland
75400	Des	Y	Arizonan Woodland
81600	Cis		Southern California Walnut Forest
81820	Cis	Y	Mainland Cherry Forest
83122	Cis	Y	Southern Bishop Pine Forest
83140	Cis		Torrey Pine Forest
85330	Des	Y	Desert Mountain White Fir Forest
S 1.2 Rank:			
21230	Cis		Southern Foredunes
35410	Des		Mono Pumice Flat
44310	Cis		Southern Interior Basalt Fl. Vernal Pool
S2.1 Rank:			
32300	Cis	Y	Venturan Coastal Sage Scrub
32500	Cis		Diegan Coastal Sage Scrub
32710	Cis	Y	Riversidian Upland Coastal Sage Scr.
32730	Cis	Y	Riversidean Desert Sage Scrub
35300	Des	Y	Sagebrush Steppe
36120	Des	Y	Desert Sink Scrub
37122	Cis	Y	Mafic Southern Mixed Chaparral
44321	Cis		San Diego Mesa Hardpan Vernal P.
44322	Cis		San Diego Mesa Claypan Vernal P. .
45310	Des		Alkali Meadow
52120	Cis		Southern Coastal Salt Marsh
52320	Cis		Coastal Brackish Marsh
52410	Des		Transmontane Alkali Marsh

[1] coded as either cis (for cismontane) or des (for desert)

Code Number	Location[1]	Few Records	Name
52410	Cis		Coastal and Valley Freshwater Marsh
61320	Cis		S. Arroyo Willow Riparian Forest
63320	Cis		Southern Willow Scrub
61610	Des		Modoc-G.Bas Cottonwood Willow Rip.
63600	Des	Y	Modoc-Great Basin Riparian Scrub
63700	Des	Y	Mojave Desert Wash Scrub
71160	Cis	Y	Engelmann Oak Woodland
71161	Cis	Y	Open Engelmann Oak Woodland
71162	Cis	Y	Closed Engelmann Oak Woodland
71190	Cis	Y	Island Oak Woodland
71210	Cis		California Walnut Woodland
61700	Cis	Y	Island Ironwood Forest
61610	Cis		Island Cherry Forest
83230	Cis		S. Interior Cypress Forest
84150	Cis	Y	Bigcone Spruce-Canyon Oak Forest
S2.2 Rank:			
21100	Cis	Y	Active Coastal Dunes
22100	Des		Active Desert Dunes
22200	Des		Stab. and Part. Stab. Desert Dunes
22300	Des	Y	Stab. and Part. Stab. Desert Sandfield
34220	Des	Y	Mojave Mixed Steppe
52420	Des	Y	Transmontane Freshwater Marsh
84140	Cis	Y	Coulter Pine Forest
91130	Cis	Y	S. California Fellfield
91140	Des	Y	White Mountains Fellfield
S2.3 Rank:			
86400	Des		Bristlecone Pine Forest
86700	Des	Y	Limber Pine Forest

[1] coded as either cis (for cismontane) or des (for desert)

ATTACHMENT 2

Sensitivity of Top Priority Rare Natural Communities in Southern California

Sensitive rankings are determined by the Department of Fish and Game, California Natural Diversity Data Base and based on either number of known occurrences (locations) and/or amount of habitat remaining (acreage). The three rankings used for these top priority rare natural communities are as follows:

S1. - Less than 6 known locations and/or less than 2,000 acres of habitat remaining

S2. - Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining

S3. - Occurs in 21-100 known locations and/or 10,000-50,000 acres of habitat remaining

The number to the right of the decimal point after the ranking refers to the degree of threat posed to that natural community regardless of the ranking. For example:

S1.1 = very threatened

S2.2 = threatened

S3.3 = no current threats known

(continued)

Sensitivity Rankings (February 1992)

RANK	COMMUNITY NAME	
S1.1	Mojave Riparian Forest	Southern Dune Scrub
	Sonoran Cottonwood Willow Riparian	Southern Coastal Bluff Scrub
	Mesquite Bosque	Maritime Succulent Scrub
	Elephant Tree Woodland	Riversidean Alluvial Fan Sage Scrub
	Crucifixion Thorn Woodland	Southern Maritime Chaparral
	Allthorn Woodland	Vallley Needlegrass Grassland
	Arizonan Woodland	Great Basin Grassland
	Southern California Walnut Forest	Mojave Desert Grassland
	Mainland Cherry Forest	Pebble Plains
	Southern Bishop Pine Forest	Southern Sedge Bog
	Torrey Pine Forest	Cismontane Alkali Marsh
	Desert Mountain White Fir Forest	
S1.2	Southern Foredunce	
	Mono Pumice Flat	
	Southern Interior Basalt Fl. Vernal Pool	
S2.1	Venturan Coastal Sage Scrub	Coastal and Valley Freshwater Marsh
	Diegan Coastal Sage Scrub	S. Arroya Willow Riparian Forest
	Riversidean Upland Coastal Sage Scrub	
	Riversidean Desert Sage Scrub	Southern Willow Scrub
	Sagebrush Steppe	Modoc-G.Bas. Cottonwood Willow Rip.
	Desert Sink Scrub	Modoc-Great Basin Riparian Scrub
	Mafic Southern Mixed Chaparral	Mojave Desert Wash Scrub
	San Diego Mesa Hardpan Vernal P.	Englemann Oak Woodland
	San Diego Mesa Claypan Vernal P.	Open Englemann Oak Woodland
	Alkali Meadow	Closed Engelmann Oak Woodland
	Southern Coastal Salt Marsh	Island Oak Woodland
	Coastal Brackish Marsh	California Walnut Woodland
	Transmontane Alkali Marsh	Island Ironwood Forest
	S. Interior Cypress Forest	Island Cherry Forest
	Bigcone Spruce-Canyon Oak Forest	
S2.2	Active Coastal Dunes	Mojave Mixed Steppe
	Active Desert Dunes	Transmontane Freshwater Marsh
	S. California Fellfield	Coulter Pine Forest
	Stab. and Part. Stab. Desert Dunes	White Mountains Fellfield
	Stab. and Part. Stab. Desert Sandfield	
S2.3	Bristlecone Pine Forest	
	Limber Pine Forest	

California Native Plant Society

SAN DIEGO CHAPTER
[illegible] San Diego [illegible]

October [illegible], 1994

Mr. [illegible]
County of San Diego
Department of Planning & Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123

Reference: Notice of Preparation - Draft EIR for Santa Fe Valley Specific Plan.

Dear Mr. [illegible]:

The San Diego Chapter of the California Native Plant Society (CNPS) appreciates this opportunity to comment on the above referenced project, relative to potential impacts to botanical resources. For us to adequately review and comment on the proposed project, we recommend that the following information be included in the biological technical report to be prepared:

1. A complete assessment of the botanical resources present within the project area should be prepared. This assessment should place particular emphasis upon the identification of rare and locally sensitive taxa and plant communities.

a. This assessment should follow the Department of Fish and Game's (DFG) "Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities" (May 1984) which CNPS has adopted for the assessment of impacts on botanical resources. A copy (Attachment 1) has been enclosed for your reference. Plant communities identified in Attachment 1 represent threatened habitats that are both regionally and locally significant.

b. Plants to be addressed should include those which are listed by the state of California and the federal government as well as those which meet the criteria provided in Section 15380 of the California Environmental Quality Act (CEQA).

c. The California Natural Diversity Data Base (CNDDB) should be contacted to obtain current information on previously recorded sensitive taxa or plant communities, inclusive of DFG Significant Natural Areas as identified under Chapter 12 of the California Fish and Game Code. Information contained in the CNDDB is obtained through volunteer efforts and not all biologists participate; information should not be used in lieu of actual surveys. It should be used, however, for predictive purposes to determine potentially-occurring sensitive resources.

2. A thorough discussion of the direct, indirect, and cumulative impacts which would be expected to occur as a result of the approval of this discretionary permit should be provided. Specific, enforceable measures intended to reduce or eliminate such impacts should be provided as necessary.

a. CEQA Section 15125 a) directs that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region. We feel that this is very important, especially in light of the large-scale regional planning efforts (MSCP and NCCP) currently being conducted in San Diego County.

Postmarked 11-9-94; received 11-14-94 after close of review period

California Native Plant Society

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Thank you for this opportunity to comment on the Draft EIR [illegible] [illegible] technical report prepared for this action during the public review period. [illegible] questions regarding the contents of this letter or wish to discuss any of the issues in detail, please contact [illegible]

Respectfully,

[illegible]
President, San Diego Chapter

Attachments
1. Survey Guidelines
2. CNPS Sensitive Plant Communities

cc: [illegible], CNPS Conservation Chair
[illegible], Region 5 Plant Ecologist, CDFG
[illegible], Botanist, Carlsbad Field Office, USFWS

San Dieguito
Union High School District

710 Encinitas Blvd.
Encinitas, CA 92024-3357
619/753-6491

November 4, 1994

Mr. Gary R. Fink
County of San Diego
Department of Planning
and Land Use
5201 Ruffin Road, Suite B
San Diego, California 92123-1666

Re: Santa Fe Valley Specific Plan - Notice of Intent to Prepare a Draft EIR

Dear Mr. Fink:

The San Dieguito Union High School District (the "School District") has reviewed your Notice of Intent to Prepare a Draft Environmental Impact Report with respect to the Santa Fe Valley Specific Plan (the "Notice of Intent"). The Notice of Intent which we have reviewed clearly fails to mitigate the impacts of the proposed project upon the schools which would be called upon to serve the project. This letter sets out required changes to the Notice of Intent.

The Notice of Intent indicates that the Specific Plan proposes the addition of 1,200 residential units, which would result in a significant increase in the number of students attending the School District's schools. As indicated in the Notice of Intent, this increase will increase the demand for schools.

The School District prepared and updated a Master Development School and Facilities Needs Analysis in June of 1992 and the School District's Capacity Policy updated in February of 1993 which indicates that the School District currently has no capacity for additional students. Given the present lack of capacity, which is anticipated to continue, it will be necessary for the developer to fully mitigate the impact of its project on the School District's facilities. In order to ensure adequate mitigation, we propose the inclusion of the following language in the final Specific Plan:

> The development project will be required to fully mitigate the impact of its development on school capacity. In this regard, the developer of the project shall, prior to recordation of any subdivision maps, enter into a mitigation agreement with the affected school districts to provide sufficient

funds to construct facilities to fully meet the needs generated by the development.

Please contact me at (619) 753-6491 extension 5573, if you wish to discuss this request further.

Sincerely,

Eric J. Hall
Business Manager

jr

Rancho Santa Fe Association
Post Office Box
Rancho Santa Fe, California 9206
PHONE
FAX

November 4, 1994

Mr. Gary Fink
Environmental Management Specialist III
Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 921123

RE: Notice of Intent to Prepare and Environmental Impact Report
Santa Fe Valley Specific Plan

Dear Mr. Fink:

This letter is sent in response to your October 4, 1994 Notice of Intent (NOP). Thank you for including us in the list of interested parties from the outset. We have reviewed the NOP and believe that it covers all of the necessary subject areas. We will await the draft Environmental Impact Report and intend to comment on its adequacy during the public review period.

In the "Project Characteristics" discussion on Page 2 of the NOP, you reference a proposed intersection on Del Dios Highway at Calle Ambiente. With the anticipated deletion of SA 680 from the County's Circulation Element, we are concerned byh a proposal which would lead to the connection of a public road to Del Dios Highway.

Thank you for this early opportunity to comment. Please inform us at each appropriate juncture of environmental review.

Sincerely,

James B. Hare
Planning Director
RANCHO SANTA FE ASSOCIATION

APPENDIX B

BIOLOGICAL RESOURCES TABLES

Table 1

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Species	Habitat[3]	Sensitivity Status[2]			Occurrence within Specific Plan Area
		Federal	State	Other	
GROUP 1 SPECIES					
Crustaceans					
Riverside Fairy Shrimp *Streptocephalus woottoni*	VP	E			Low potential to occur in vernal pool groups in northwest and southwest portions of SPA.
San Diego Fairy Shrimp *Brachinecta sandiegonensis*	VP	PE			Detected in vernal pools in southwest portion of SPA; low to moderate potential to occur in vernal pools in northwest corner of SPA.
Insects					
Euphydryas editha quino Wright's (Quino) Checkerspot	VP, CSS, NNG, PGL RUD (Dot-seed plantain)	PE			Low potential to occur in habitats supporting host plants.
Amphibians					
Buto microscaphus californicus Arroyo Southwestern Toad	CRF, MFS, ORF, SWW, SS, SW	E	CSC		Low potential due to lack of suitable habitat and distribution of species in county.
Birds					
Golden Eagle *Aquila chrysaetos canadensis*	CSS, CHP, PGL, NNG, CLOW, RO, AG	P	CSC		Single individual observed just offsite and expected to forage over SPA; alternate nest site northeast corner of SPA, active nesting pair at Lake Hodges.
Coastal California Gnatcatcher *Polioptila californica californica*	CSS	T	CSC		Significant population (estimated 80 territories) detected in SPA; much of the CSS habitat onsite currently occupied by breeding birds.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Species	Habitat[1]	Sensitivity Status[2]			Occurrence within Specific Plan Area
		Federal	State	Other	
GROUP 2 SPECIES					
Insects					
Hermes Copper Butterfly *Lycaena hermes*	CSS, CHP	C2			Low to moderate potential to occur in CSS and CHP habitats supporting larval host plant, redberry.
Amphibians					
Western Spadefoot Toad *Scaphiopus hammondi*	CSS, PGL, NNG, MFS, SWS, FWM, VP, OW	CS	CSC		Observed near OW in habitat in central SPA; observed in VP habitat in northwest portion of SPA; potential for occurrence in CSS and NNG near OW and riparian scrub.
Southwestern Pond Turtle *Clemmys marmorata pallida*	AWRF, MFS, SWS, FWM, OW	C2	CSC	SDHS-T	Observed in OW along the San Dieguito River in SPA and Lusardi Creek just offsite.
San Diego Banded Gecko *Coleonyx variegatus abbotti*	CSS, CHP, RO	C2		SDHS-T	Moderate to high potential to occur in rock outcrops in CSS and CHP.
San Diego Horned Lizard *Phrynosoma coronatum blainvillei*	CSS	C2	CFP	SDH-E	Observed at a single location in west-central SPA; high potential to occur in CSS and CHP.
Coronado Island Skink *Eumeces skiltonianus interparietalis*	CSS, CHP, PGL, NNG, LORF, SWRF, MFS,SWS	C2	CSC		Observed at a single location along Lusardi Creek; high potential to occur in suitable habitat throughout SPA.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Species	Habitat[3]	Sensitivity Status[2]			Occurrence within Specific Plan Area
		Federal	State	Other	
Orange-throated Whiptail *Cnemidophorus hyperythrus beldingi*	CSS, CHP	C2	CSC	SDHS-T	Twelve individuals detected along the San Dieguito River Valley; high potential to occur in open CSS and CHP.
Coastal Western Whiptail *Cnemidophorus tigris multiscutatus*	CSS, CHP	C2			Detected in southeastern and southwestern SPA; high potential to occur in open CSS and CHP.
Silvery Legless Lizard *Anniella pulchra pulchra*	LORF, SWRF, MFS, SWS, TS, CLOW	C2	CSC	SHHS-T	Moderate to high potential to occur in suitable riparian scrub and riparian forest habitats throughout SPA.
Coastal Rosy Boa *Lichanura trivirgata roseofusca*	CSS, CHP, LORF, RO	C2			High potential to occur in CSS, CHP, and LORF.
San Diego Ringneck Snake *Diadophis punctatus similis*	CSS, LORF, CLOW	C2			High potential to occur in CSS, LORF, and CLOW, especially in drainages throughout SPA.
Coast Patch-nosed Snake *Salvadora hexalepis virgultea*	CSS, CHP, PGL, NNG, RO, RUD	C2	CSC		High potential to occur in variety of habitats.
Two-striped Garter Snake *Thamnophis hammondi*	LORF, SWRF, MFS, SWS, TS, FWM, VP, OW	C2	SA	SDHS-T	Known from local area but not detected onsite. High potential to occur along San Dieguito River, Lusardi Creek, and other drainages, reservoirs, and ponds throughout SPA
Northern Red Diamond Rattlesnake *Crotalus ruber ruber*	CSS, CHP, LORF	C2		CSC	Single individual observed in central SPA; high potential to occur in CSS and CHP habitat.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Species	Habitat[1]	Sensitivity Status[2]			Occurrence within Specific Plan Area
		Federal	State	Other	
Birds					
Western Least Bittern *Ixobrychus exilis hesperis*	FWM	C2	CDFG		Low to moderate potential to occur in FWM.
Great Blue Heron *Ardea herodias herodias*	MSF, SWS, TS, FWM, VP		SA	Everett	Observed foraging in irrigation pond and along San Dieguito River; no records of this species nesting within SPA.
Great Egret *Casmerodius albus*	MSF, SWS, TS, FWM, VP		SA		Detected along San Dieguito River. High potential to forage in riparian and wetland habitats in SPA; not expected to nest in SPA
Snowy Egret *Egretta thula*	MSF, SWS, TS, FWM, VP		SA		High potential to forage in riparian and wetland habitats in SPA. Not expected to nest in SPA.
Black-crowned Night Heron *Nycticorax nycticorax hoactli*	AWRF, MSF, SWS, TS FWM, VP		SA	Everett	Observed foraging in irrigation pond and along riparian habitat in central and southeastern SPA; no reports of this species nesting within SPA.
White-tailed Kite *Elanus leucrus majusculus*	CSS, PGL, NNG, LORF, AWRF, MFS, SWS, TS, EUC		SA		Several individuals observed foraging in NNG and AG habitat throughout SPA; probable breeding resident.
Northern Harrier *Circus cyaneus hudsonius*	CSS, PGL, NNG, FWM, VP, AG		CSC	Everett-BL	Observed foraging in NNG and AG habitat throughout SPA; probable breeding resident.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Species	Habitat[3]	Sensitivity Status[2]			Occurrence within Specific Plan Area
		Federal	State	Other	
Sharp-shinned Hawk *Accipiter striatus velox*	CSS, CHP, LORF, AWRF, MFS, SWS, TS, EUC		CSC	ABL	High potential to occur as a winter visitor in suitable habitats throughout SPA.
Cooper's Hawk *Accipiter cooperii*	AG, CHP, CLOW, CSS, NNG, RUD		SC	Blue List	Observed foraging and in courtship display within SPA; suitable breeding habitat along San Dieguito River.
Ferruginous Hawk *Buteo regalis*	CSS, PGL, NNG, AG	C2	CSC		High potential to occur as a winter visitor in grassland and agricultural habitats throughout SPA.
Merlin *Falco columbarius*	CSS, PGL, NNG, AG		CSC		Single individual observed onsite; rare winter visitor.
Prairie Falcon *Falco mexicanus*	CSS, PGL, NNG, AG		CSC		A single prairie falcon was observed foraging in SPA. High potential to forage in open habitats. Not expected to nest onsite.
Western Burrowing Owl *Speotyto cunicularia hypugaea*	CSS, PGL, NNG, AG	C2	CSC	ABL	Not detected during recent surveys; historic sighting in central portion of SPA. Moderate to high potential for this species to occur in grassland and agricultural habitats.
California Horned Lark *Eremophila alpestris actia*	PGL, NNG, AG, RUD	C3c	CSC		At least 12 individuals observed in NNG habitat in southeast and north-central portions of SPA; extensive areas of suitable habitat present elsewhere.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Species	Habitat[3]	Sensitivity Status[2]			Occurrence within Specific Plan Area
		Federal	State	Other	
Coastal Cactus Wren *Campylorhynchus brunneicapillus*	CSS	C3b	CSC	Everett	Historically present in SPA near confluence of San Dieguito River and Lusardi Creek; based on 1992 surveys, species currently not using suitable habitat within SPA.
Loggerhead Shrike *Lanius ludovicianus*	CSS, PGL, NNG, AG	C3c	CSC	ABL	Observed foraging in open habitats in SPA; probable breeding resident.
Yellow Warbler *Dendroica petechia morcomi*	LORF, AWRF, MFS, SWS, TS		CSC	Everett-D	Single individual observed near riparian habitat in western SPA; high potential to nest in riparian habitat along San Dieguito River and Lusardi Creek.
Yellow-breasted Chat *Icteria virens auricollis*	LORF, AWRF, MFS, SWS		CSC	Everett-D	Moderate potential to nest in riparian habitats along San Dieguito River and Lusardi Creek.
Southern California Rufous-crowned Sparrow *Aimophila ruficeps canescens*	CSS	C2	CSC		Observed in CSS and disturbed CSS habitat.
Bell's Sage Sparrow *Amphispiza belli belli*	CHP, CSS	C2	CSC		Eight individuals observed in CSS and CHP habitats; expected throughout much of SPA.
Tricolored Blackbird *Agelaius tricolor*	FWM, AG	C2	CSC		Moderate potential to nest in freshwater marsh and forage in agricultural habitat.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Species	Habitat[3]	Sensitivity Status[2]			Occurrence within Specific Plan Area
		Federal	State	Other	
Blue Grosbeak *Guiraca caerulea salicaria*	PGL, NNG, LORF, AWRF, MFS, SWS, TS, AG			ABL	Several individuals observed in or near riparian habitats in southwestern, southeastern, and northwestern portions of SPA; high potential in other areas of suitable riparian habitat.
Grasshopper Sparrow *Ammodramus savannarum perpallidus*	PGL, NNG			Everett-ABL	Observed in disturbed CSS and NNG habitat in western SPA; expected to breed in grassland habitat.
Mammals					
Mountain Lion *Felis concolor*	CSS, CHP, LORF, AWRF, MFS, SWS, CLOW				Tracks observed at a single location in northeastern SPA within San Dieguito River Valley; site may function as a movement corridor for this species.

[1] Based on information from Ogden Environmental 1992 field surveys, Ogden 1993-1995 CWA Surveys, SA680 1992 Surveys, CDFG (1990a), and historic sightings.

[2] Sensitivity Status Codes: E=Endangered; PE=proposed for federal listing as endangered; C1=Category 1 candidate (USFWS has sufficient biological information to support a proposal to list); C2=Category 2 candidate (U.S. Fish and Wildlife Service believes listing may be warranted but lacks sufficient information to support a formal declaration); P=Protected (Harvest Species); CSC="Special Concern" Species (CDFG); SA="Special Animal" (CDFG); SDHS-E=Listed as endangered by the San Diego Herpetological Society (1980, 1980b); SDHS-T=Listed as threatened by the San Diego Herpetological Society (1980); SS=Sensitive Species as defined in RPO (City of San Diego 1990); LC=No official status, but species is of local concern; Everett-D=Declining species whose local breeding populations have been steadily reduced, or in some cases extirpated; Everett-S=Sensitive species for which declines have not been documented but are regarded as sensitive because of localized distribution, sensitivity to disturbance, impending destruction of habitat, or lack of sufficient data on population status; National Audubon Society Blue List - species showing recent signs of population decline in all or a major portion of its range.

[3] Habitat Codes: CSS=Coastal Sage Scrub; CHP=Chaparral; PGL=Perennial Grassland; NNG=Nonnative Grassland (includes small stands of perennial grassland); LORF=Southern Coastal Live Oak Riparian Forest; AWRF=Arroyo Willow Riparian Forest; MFS=Mulefat Scrub; SWS=Southern Willow Scrub; TS=Tamarisk Scrub; FWM=Coastal Valley Freshwater Marsh; VP=Vernal Pools; OW=Open Water (includes lakes and ponds); CLOW=Coast Live Oak Woodland; RO=Rock Outcrops; EUC=Eucalyptus Woodland; AG=Agricultural Land; RUD = Ruderal; SS = Seasonal streambeds; SW = Sandy washes.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Species	Habitat[1]	Sensitivity Status[2]			Occurrence within Specific Plan Area
		Federal	State	Other	
Mammals					
Yuma Myotis *Myotis yumanensis*	LORF, AWRF, MFS, SWS, TS, FWM, VP, OW, RO	C2			Due to presence of maternity colony at Lake Hodges, expected to forage in riparian and wetland habitats. May roost in abandoned mine and along the flume in northern portion of SPA.
Townsend's Western Big-eared Bat *Plecotus townsendii townsendii*	CSS, CHP, PGL, NNG, LORF, AWRF, MFS, SWS, TS, NFC, CLOW, RO, AG	C2	CSC		Low to moderate potential to roost in abandoned mine and to forage in natural habitats.
San Diego Black-tailed Jackrabbit *Lepus californicus bennettii*	CSS, PGL, NNG, AG	C2	CSC		Observed within AG and NNG habitat in northwestern corner of SPA and adjacent to southwestern portion of site; expected in these habitats throughout SPA.
Northwestern San Diego Pocket Mouse *Chaetodipus fallax fallax*	CSS, PGL, NNG	C2	CSC		High potential to occur in CSS and grassland habitats.
Dulzura California Pocket Mouse *Chaetodipus californicus femoralis*	CSS, CHP, PGL, NNG	C2	CSC		High potential to occur in CHP, CSS, and grassland habitats.
San Diego Desert Woodrat *Neotoma lepida intermedia*	CSS, CHP, LORF, MFS, SWS	C2	CSC		Detected along northern boundary of SPA; high potential to occur in CHP, CSS, and riparian scrub habitats.

Table 1 (Continued)

SENSITIVE WILDLIFE SPECIES OBSERVED OR EXPECTED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Species	Habitat[3]	Sensitivity Status[2]			Occurrence within Specific Plan Area
		Federal	State	Other	
American Badger *Taxidea taxus*	CSS, PGL, NNG, AG		CSC		Low potential to occur in open habitats.
GROUP 3 SPECIES					
Reptiles					
Granite Spiny Lizard *Sceloporus orcutti*	CHP, CSS, RO			LC	Observed in CSS and CHP along the San Dieguito River Valley; suitable habitat present throughout SPA.
Birds					
Turkey Vulture *Cathartes aura*	CSS, CHP, PGL, NNG, RO, EUC, AG, RUD			Everett-D	Observed soaring over the site. Expected to commonly forage in open habitats. Moderate potential to nest in rock outcrops in northeastern portion of SPA above Lake Hodges dam.
Green Heron *Butorides striatus anthonyi*	LORF, AWRF, MFS, SWS, TS, FWM			Everett	Single individual observed foraging in irrigation pond in eastern SPA; nearest known breeding location east edge of Lake Hodges.
Downy Woodpecker *Picoides pubescens turati*	LORF, AWRF, MFS, SWS			Everett	Single occurrence in riparian habitat in western SPA; high potential in other riparian habitats.
Blue-gray Gnatcatcher *Polioptila caerulea amoenissima*	CSS, CHP, LORF, MFS, SWS			Everett	Observed in eastern and northwestern portions of SPA; expected as a winter visitor only, in CSS, riparian, and CHP habitats.

Table 2

SENSITIVE PLANT SPECIES OBSERVED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Species	Habitat[2]	Sensitivity Status[3]	Occurrence within the SPA
Group 1: Federally or State-Listed, Proposed for Listing, and Federal C1 Candidates			
Acanthomintha ilicifolia San Diego Thorn-mint	CSS, CHP, PGL, NNG	USFWS: C1 Candidate CDFG: Endangered CNPS: List 1B, 2-3-2	Single historic sighting from west-central SPA; population extirpated at time of 1992 surveys. Offsite population occurs near southwestern SPA boundary. Moderate potential to occur in southwestern SPA.
Arctostaphylos glandulosa ssp. *crassifolia* Del Mar Manzanita	CHP, SMC	USFWS: Proposed Endangered CNPS: List 1B, 3-3-2	Observed in SMC and CHP along the San Dieguito River in Balcour TM area and in southwestern SPA.
Baccharis vanessae Encinitas Baccharis	CHP, RO	USFWS: Proposed Endangered CDFG: Endangered CNPS: List 1B, 2-3-3	Single historic sighting in CHP in northeastern SPA; presence of population not verified during 1992 surveys, but high potential to occur there. Moderate potential to occur in CHP south of San Dieguito River.
Dudleya viscida Sticky Dudleya	CSS, RO	USFWS: C1 Candidate CNPS: List 1B, 3-2-3	Single population in CSS and RO along tributary to the San Dieguito River in north-central SPA.
Group 2: Federal C2 Candidates and CNPS List 1B and List 2 Species			
Adolphia californica California Adolphia	CSS, CHP	CNPS: List 2, 1-2-1	Common in CSS and CHP throughout SPA.
Brodiaea orcuttii Orcutt's Brodiaea	Drainages, Swales, VP	USFWS: C2 Candidate CNPS: List 1B, 1-3-2	Several populations observed in tributary to San Dieguito River in north-central SPA. Moderate potential to occur in drainages and around VP in southwestern SPA.
Ceanothus verrucosus Wart-stemmed Ceanothus	CHP, SMC	USFWS: C2 Candidate CNPS: List 2, 1-2-1	Common in CHP along San Dieguito River Valley.
Comarostaphylis diversifolia ssp. *diversifolia* Summer-holly	CHP, SMC	USFWS: C2 Candidate CNPS: List 1B, 2-2-2	Scattered individuals in CHP and SMC in northeastern and southwestern SPA.

Table 2 (Continued)

SENSITIVE PLANT SPECIES OBSERVED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Dudleya variegata Variegated Dudleya	CSS, CHP	USFWS: C2 Candidate CNPS: List 1B, 2-2-2	Single population in CSS in northeastern SPA.
Ferocactus viridescens San Diego Barrel Cactus	CSS, CHP	USFWS: C2 Candidate CNPS: List 2, 1-3-1	Infrequent in CSS at scattered locations throughout SPA
Iva hayesiana San Diego Marsh-elder	FWM, R, Drainages	USFWS: C2 Candidate CNPS: List 2, 2-2-1	Common in FWM and R throughout SPA.
Quercus dumosa Nuttal's Scrub Oak	CHP, SMC	USFWS: C2 Candidate CNPS: List 1B, 2-3-2	Scattered throughout CHP and SMC in western SPA along San Dieguito River and Lusardi Creek.
Group 3: CNPS List 4 Species			
Chamaebatia australis Southern Mountain Misery	CHP	CNPS: List 4, 1-2-1	Single population in CHP in northeastern SPA.
Juncus acutus var. leopoldii Spiny Rush	FWM, R, Drainages	CNPS: List 4, 1-2-1	Common in FWM and R throughout SPA.
Selaginella cinerascens Ashy Spike-moss	CSS, CHP	CNPS: List 4, 1-2-1	Common in CSS and CHP throughout SPA

[1] Based on information from Ogden Environmental 1992-1995 field surveys and historic sightings.

[2] Habitats:

CSS = Coastal Sage Scrub
CHP = Chaparral
SMC = Southern Maritime Chaparral
PGL = Perennial (Native) Grassland
NNG = Nonnative Grassland
FWM = Coastal and Valley Freshwater Marsh
R = Riparian Habitat (includes Riparian Scrub and Riparian Forests)
VP = Vernal Pool
RO = Rock Outcrop

[3] Sensitivity Status Designations:

USFWS = U.S. Fish and Wildlife Service (1990).
CDFG = California Department of Fish and Game (1992a).
CNPS = California Native Plant Society (Skinner and Pavlik 1994).

Table 2 (Continued)

SENSITIVE PLANT SPECIES OBSERVED IN THE SANTA FE VALLEY SPECIFIC PLAN AREA[1]

Federal Designations

Proposed Endangered = Taxa for which a proposed regulation, but not a final rule, for listing as threatened or endangered has been published in the *Federal Register*.
C1 Candidate = USFWS has sufficient biological information to support a proposal to list as threatened or endangered.
C2 Candidate = Taxa for which existing information may warrant listing, but for which substantial biological data to support a proposed rule are lacking.

State Designations

Endangered = Taxa in danger of extinction throughout all or a significant portion of its range.

CNPS Lists

List 1 = Plants of highest priority.
1B = Plants rare and endangered in California and elsewhere.
List 2 = Plants rare and endangered in California, but common elsewhere.
List 4 = Plants of limited distribution (a watch list).

CNPS R-E-D Code

R (Rarity)

1 = Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time.
2 = Occurrence confined to several populations or to one extended population.
3 = Occurrence limited to one or a few highly restricted populations, or present in such numbers that it is seldom reported.

E (Endangerment)

1 = Not endangered.
2 = Endangered in a portion of its range.
3 = Endangered throughout its range.

D (Distribution)

1 = More or less widespread outside California.
2 = Rare outside California.
3 = Endemic to California.

Table 3

PROJECTED IMPACTS TO SENSITIVE WILDLIFE SPECIES AND HABITATS WITHIN THE SANTA FE VALLEY SPECIFIC PLAN AREA

Species	Species Occurrence (Number of Individual Detected/Available Habitat (Acres of Potential or Occupied Habitat, in Specific Plan Study Area[1]	Number of Individuals/ Acres (% of Total) of Potential Habitat in Open Space	Number of Individuals/ Acres (% of Total) of Potential Habitat in Very Low Density and Rural Residential	Number of Individuals/ Acreage (% of Total) of Potential Habitat in Developed	Location(s) of Impacts
Group 1 Species					
Crustaceans					
Riverside Fairy Shrimp	0/0.20	0/0	0/0.16 (80.0%)	0/0.04 (20.0%)	1. Potential impact at vernal pools at southwest end of SPA. 2. Potential impacts at vernal pools at northwest corner of SPA, south of San Dieguito River.
San Diego Fairy Shrimp	1/0.20	0/0	1/0.16 (80.0%)	0/0.04 (20.0%)	1. Vernal pools at southwest end of study area 2. Potential impact at vernal pools at northwest corner of SPA, south of San Dieguito River.
Birds					
Golden Eagle	0/2575.8	0/1,182.8 (45.9%)	0/386.6 (15.0%)	0/1,006.4 (39.1%)	1. Potential impact at alternate nest site north of Del Dios Highway near Lake Hodges Dam 2. Open foraging habitats throughout study area
California Gnatcatcher	(73 territories)[2]/ 1,315.0	(48 territories)[2]/ 767.1 (58.3%)	(9 territories)[2]/ 224.0 (17%)	(16 territories)[2]/ 323.7 (24.6%)	1. Southeast portion of study area, north of Artesian Road. 2. Northwest and western portions of study area. 3. Southwest portion of SPA in Very Low Density Residential development
Group 2 Species					
Insects					
Hermes Copper Butterfly	0/<1785.8[3]	0/1076.6 (60.3%)	0/351.2 (19.7%)	0/357.8 (20.0%)	
Amphibians					
Western Spadefoot Toad	8/380.6	0/162.1 (42.6%)	0/14.8 (3.9%)	8/203.7 (53.5%)	1. Central portion of study area near reservoir 2. Vernal pools in northwest portion of study area, south of San Dieguito River

Table 3 (Continued)

PROJECTED IMPACTS TO SENSITIVE WILDLIFE SPECIES AND HABITATS WITHIN THE SANTA FE VALLEY SPECIFIC PLAN AREA

Species	Species Occurrence (Number of Individual Detected/Available Habitat (Acres of Potential or Occupied Habitat, in Specific Plan Study Area)[1]	Number of Individuals/ Acres (% of Total) of Potential Habitat in Open Space	Number of Individuals/ Acres (% of Total) of Potential Habitat in Very Low Density and Rural Residential	Number of Individuals/ Acreage (% of Total) of Potential Habitat in Developed	Location(s) of Impacts
Reptiles					
Southwestern Pond Turtle	1/122.5	0/112.3 (91.7%)	0/0.2 (0.2%)	0/10 (8.2%)	
San Diego Banded Gecko	0/<1,787.8[4]	0/<1,078.6 (60.3%)	0/351.2 (19.7%)	0/<357.8 (20.0%)	
San Diego Horned Lizard	1/1,785.8	1/1,076.6 (60.3%)	0/351.2 (19.7%)	0/357.8 (20.0%)	1. Northwest corner of study area, east of San Dieguito River
Coronado Island Skink	1/2,115.7	1/1,191.2 (56.3%)	0/365.5 (17.3%)	0/558.8 (26.4%)	
Orange-throated Whiptail	12/1,785.8	7/1,076.6 (60.3%)	2/351.2 (19.7%)	3/357.8 (20.0%)	1. Northwest portion of study area, east of San Dieguito River 2. Southeast portion of study area in proposed Very Low Density Residential development area
Coastal Western Whiptail	6/1,785.8	4/1,076.6 (60.3%)	2/351.2 (19.7%)	0/357.8 (20.0%)	1. Southern portion of study area in proposed Very Low Density Residential development area
Silvery Legless Lizard	0/56.4	0/47.2 (83.7%)	0/0.2 (1.8%)	0/9.0 (16.0%)	
Coastal Rosy Boa	0/1,788.1	0/1,078.9 (60.3%)	0/351.2 (19.6%)	0/357.8 (20.0%)	
San Diego Ringneck Snake	0/1,117.2	0/768.8 (58.4%)	0/224.0 (17.0%)	0/124.2 (24.6%)	
Coast Patch-nosed Snake	0/2,127.3	0/1,203.0 (51.9%)	0/384.2 (16.5%)	0/735.9 (31.6%)	
Two-striped Garter Snake	0/110.8	0/81.3 (73.4%)	0/0.2 (0.2%)	0/29.2 (26.4%)	
Northern Red Diamond Rattlesnake	2/1,786.1	0/1,076.9 (60.3%)	0/351.2 (19.7%)	2/357.8 (20.0%)	
Birds					
Western Least Bittern	0/35.2	0/27.7 (78.7%)	0/0	0/7.5 (21.3%)	
Great Blue Heron	2/100.1	1/77.7 (77.5%)	0/0.4 (0.4%)	1/22.3 (22.3%)	1. Northwest portion of study area along small drainage east of San Dieguito River
Great Egret	1/100.1	1/77.7 (77.5%)	0/0.4 (0.4%)	0/22.3 (22.3%)	

Table 3 (Continued)

PROJECTED IMPACTS TO SENSITIVE WILDLIFE SPECIES AND HABITATS WITHIN THE SANTA FE VALLEY SPECIFIC PLAN AREA

Species	Species Occurrence (Number of Individual Detected)/Available Habitat (Acres of Potential or Occupied Habitat, in Specific Plan Study Area[1]	Number of Individuals/ Acres (% of Total) of Potential Habitat in Open Space	Number of Individuals/ Acres (% of Total) of Potential Habitat in Very Low Density and Rural Residential	Number of Individuals/ Acreage (% of Total) of Potential Habitat in Developed	Location(s) of Impacts
Snowy Egret	0/100.1	0/77.5 (77.5%)	0/0.4 (0.4%)	0/22.3 (22.3%)	
Black crowned Night Heron	3/100 1	1/77.5 (77.5%)	0/0.4 (0.4%)	2/2.3 (22.3%)	1. Central portion of study area
White tailed Kite	4/2,194 2	0/942.7 (43.0%)	0/259.9 (11.8%)	4/991.6 (45.2%)	1. Western half of the study area
Northern Harrier	12/2,136 5	4/897.4 (42.0%)	0/259.6 (12.1%)	8/979 3 (45.8%)	1 Western half of the study area. 2. Southeast corner of the study area
Sharp shinned Hawk	0/1,885.1	0/1,154 8 (61.3%)	0/351.9 (18.7%)	0/378.2 (20.1%)	
Cooper's Hawk	6/1,885 1	4/1,154.8 (61.3%)	0/351.9 (18.7%)	2/378.2 (20 1%)	1 West central portion of study area 2. Southeast corner of study area
Ferruginous Hawk	0/2,101 0	0/869.7 (41 4%)	0/259.4 (12.3%)	0/971.8 (46.3%)	
Merlin	1/2,101.0	1/869 7 (41.4%)	0/259.4 (12.3%)	0/971.8 (46.3%)	
Prairie Falcon[6]	1/2,101 0	0/869 7 (41 4%)	0/259.4 (12.3%)	0/971.8 (46 3%)	
Western Burrowing Owl	1 historic/2,101.0	0/869.7 (41.4%)	0/259.4 (12.3%)	1 historic/971 8 (46.8%)	1. Central portion of study area
California Horned Lark	12/1,049 7	0/162.2 (15.5%)	0/54.3 (5.2%)	12/833.2 (79 4%)	1. Southeast corner of study area
San Diego Cactus Wren[5]	2 historic/<1,315.0	2/<767.1 (58.3%)	0/<224.0 (17.0%)	0/<323.7 (24.6%)	
Loggerhead Shrike	3/2,101 0	0/869.7 (41 4%)	0/259.4 (12.3%)	3/971.8 (46.3%)	1 Northwest portion of study area 2 Southeast corner of study area
Yellow Warbler[6]	1/54.5	0/45 8 (84 0%)	0/0.2 (0.4%)	1/8 5 (15 6%)	
Yellow breasted Chat	0/54 5	0/45 8 (84.0%)	0/0 2 (0 4%)	0/8 5 (15 6%)	
Southern California Rufous crowned Sparrow	35/1,315 0	19/767 1 (58.3%)	2/224 0 (17 0%)	14/323 7 (24 6%)	1 Western half of study area 2 Southeast corner of study area 3 Southwest corner of study area in proposed Very Low Density Residential development area

Table 3 (Continued)

PROJECTED IMPACTS TO SENSITIVE WILDLIFE SPECIES AND HABITATS WITHIN THE SANTA FE VALLEY SPECIFIC PLAN AREA

Species	Species Occurrence (Number of Individual Detected)/Available Habitat (Acres of Potential or Occupied Habitat, in Specific Plan Study Area[1]	Number of Individuals/ Acres (% of Total) of Potential Habitat in Open Space	Number of Individuals/ Acres (% of Total) of Potential Habitat in Very Low Density and Rural Residential	Number of Individuals/ Acreage (% of Total) of Potential Habitat in Developed	Location(s) of Impacts
Bell's Sage Sparrow	8/1,827.3	7/1,096.1 (60.0%)	4/358.8 (19.6%)	3/372.4 (20.4%)	1 Central portion of study area 2 Southeast corner of study area 3 Southwest corner of study area in proposed Very Low Density Residential development area
Brewer's Blackbird	0/545.4	0/61.5 (11.3%)	0/21.3 (3.9%)	0/462.6 (84.8%)	
Mammals					
Yuma Myotis	Maternity Roost at Lake Hodges Dam/138.9	0/102.0 (73.4%)	0/0.7 (0.5%)	0/36.1 (26.0%)	
Townsend's Western Big-eared Bat	0/2,768.4 (Foraging Habitat)	0/1,328.3 (48.0%)	0/433.8 (15.7%)	0/1006.3 (36.3%)	
California Mastiff Bat	0/390.4	0/327.0 (66.7%)	0/130.4 (26.6%)	0/33.0 (6.7%)	
San Diego Black-tailed Jackrabbit	0/2,101.1	0/869.7 (41.4%)	0/259.4 (12.3%)	1/971.8 (46.3%)	1 Northwest corner of study area
Northwestern San Diego Pocket Mouse	0/1,590.9	0/835.9 (52.5%)	0/238.1 (15.0%)	0/516.9 (32.5%)	
Dulzura California Pocket Mouse	0/2,061.7	0/1,145.4 (55.6%)	0/365.3 (17.7%)	0/551.0 (26.7%)	
San Diego Desert Woodrat	0/1,818.1	0/1,100.9 (60.6%)	0/351.4 (19.3%)	0/365.8 (20.1%)	
Badger	0/2,101.0	0/869.7 (41.4%)	0/259.4 (12.3%)	0/971.8 (46.3%)	
Group 3 Species					
Reptiles					
Granite Spiny Lizard	2/2.0	2/2.0 (100.0%)	0/0	0/0	
Birds					
Green Heron	1/138.9	0/102 (73.4%)	0/0.7 (0.5%)	1/36.1 (26.0%)	1 Northwest portion of study area along small drainage east of San Dieguito River
Downy Woodpecker	1/54.5	0/45.8 (84.0%)	0/0.2 (0.4%)	1/8.5 (15.6%)	1 Northwest portion of study area along small drainage east of San Dieguito River

Table 3 (Continued)

PROJECTED IMPACTS TO SENSITIVE WILDLIFE SPECIES AND HABITATS WITHIN THE SANTA FE VALLEY SPECIFIC PLAN AREA

Species	Species Occurrence (Number of Individual Detected)/Available Habitat (Acres of Potential or Occupied Habitat in Specific Plan Study Area[1]	Number of Individuals/ Acres (% of Total) of Potential Habitat in Open Space	Number of Individuals/ Acres (% of Total) of Potential Habitat in Very Low Density and Rural Residential	Number of Individuals/ Acreage (% of Total) of Potential Habitat in Developed	Location(s) of Impacts
Blue gray Gnatcatcher	3/1,818.1	1/1,100.9 (60.6%)	0/351.4 (19.3%)	2/365.8 (20.1%)	1. Northwest portion of study area
Blue Grosbeak	5/840.6	2/148.4 (17.7%)	0/35.9 (4.3%)	3/656.3 (78.1%)	1. Northwest portion of study area 2. Southeast corner of study area
Grasshopper Sparrow	7/275.9	1/68.8 (24.9%)	1/14.1 (5.1%)	5/193.0 (70.0%)	1. Northwest portion of study area
Mammals					
Mountain Lion	0/1,818.1	0/1,100.9 (60.6%)	0/351.4 (19.3%)	0/365.8 (20.1%)	

[1] Available habitat for each species is the total acres of all habitat types potentially used by the species within the study area. The different habitat types used by each species are listed in Table 3.3.

[2] The number of California gnatcatcher territories in the Santa Fe Valley Specific Plan Study area is an estimate based on adult gnatcatcher sightings during 1992 surveys. Where there are historic or more recent (e.g., CWA survey data) sightings in habitat unoccupied during 1992 surveys, this information is shown on Plate 3 but has not been incorporated into the territory estimate. Because of the variability of gnatcatcher population densities, and the presence of unoccupied coastal sage scrub habitat onsite, the number of actual territories onsite would be expected to change from year to year.

[3] The actual habitat available for Hermes Copper is lower than the acreages of coastal sage scrub and chaparral in the study area. Hermes Copper utilize redberry (*Rhamnus crocea*) microhabitats within the broader vegetation categories. This microhabitat has not been delineated or quantified within the study area.

[4] The actual habitat available for this species is restricted to microhabitats with rocks and rock outcrops, and is less than the overall vegetation categories.

[5] The actual habitat available to cactus wren is substantially less than the amount of coastal sage scrub habitat available as the cactus wren is limited to microhabitats with substantial stands of cactus species.